








Beverley | Cottingham | Hornsea | Willerby

Quick & Clarke

PROPERTY SPECIALISTS

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4 Tudor Court , Beverley Road, Willerby HU10 6BF

£149,950

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- Over 55's development
- Mid link "true" Bungalow
- No onward chain
- Spacious Lounge Dining Room
- Kitchen with built in oven and hob
- Two Double Bedrooms (one fitted)
- Modern Shower Room
- Communal gardens and communal parking
- Viewing is a must
- EPC Rating: C. Council Tax: C

This over 55's development is one of the most highly sought after locations. This link true Bungalow is presented to the market with no forward chain! Enjoying uPVC double glazing and gas central heating the property benefits from outdoor store, Entrance Porch, Spacious Lounge Dining Room, Kitchen with built in oven and hob, Inner Hallway leading to TWO Double Bedrooms (one of which is fitted) and modern Shower Room.

With well maintained communal gardens and parking for residents on a first come first served basis, this property warrants an early viewing to appreciate.

LOCATION

The property is located on the purpose-built and established retirement development forming Tudor Court which lies off Beverley Road, the B1232, close to Willerby Square. This convenient location provides access to the very broad array of amenities both in Willerby Square and at the retail park centred around the large Waitrose supermarket.

THE ACCOMMODATION COMPRISES

GROUND FLOOR

Double glazed door with glazed inserts leads into entrance porch with door leading to lounge.

LOUNGE

19'3" x 9'9" (5.87m x 2.97m)
PVCu double glazed window to the front elevation, TV ariel point, integral electric fire and door into kitchen.

KITCHEN

9'9" x 8'11" (2.97m x 2.72m)
PVCu double glazed window and door to the rear elevation, traditional oak fronted base and wall cupboards with work surfaces and tile splash backs. Electric oven with electric hob and extractor. Space for washing machine, fridge freezer and 1 1/4 bowl sink unit with drainer and mixer tap.

INNER HALLWAY

Provides access to both bedrooms, shower room and access to loft.

BEDROOM 1

13'9" decreasing to 11'4" x 8'3" to wardrobes (4.19m decreasing to 3.45m x 2.51m to wardrobes)
PVCu double glazed window to the rear elevation, fitted wardrobes providing hanging and storage facilities, dressing table with drawer storage and cupboard housing a gas central heating boiler.

BEDROOM 2

10'2" x 9'4" (3.10m x 2.84m)
PVCu double glazed window to the front elevation.

SHOWER ROOM

7'3" x 5'11" (2.21m x 1.80m)
With 3-piece modern suite in white, enjoying independent shower cubicle with electric shower, low level w.c., vanity unit housing the wash hand basin and wall mounted mirror. Tile splash back to wet area and extractor.

OUTSIDE

The property enjoys communal gardens which are maintained under the maintenance agreement. There is parking for residents which is on a first come first serve basis.

SERVICES

All mains services are available or connected to the property.

CENTRAL HEATING

The property benefits from a gas fired central heating system.

DOUBLE GLAZING

The property benefits from uPVC double glazing.

TENURE

We believe the tenure of the property to be Leasehold (this will be confirmed by the vendor's solicitor).

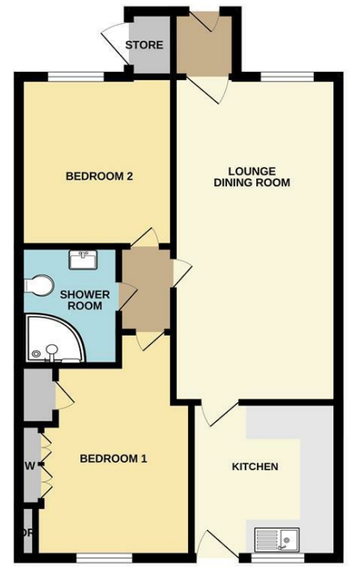
VIEWING

Contact the agent's Willerby office on 01482 651155 for prior appointment to view.

FINANCIAL SERVICES

Quick & Clarke are delighted to be able to offer the locally based professional services of PR Mortgages Ltd to provide you with impartial specialist and in depth mortgage advice.
With access to the whole of the market and also exclusive mortgage deals not normally available on the high street, we are confident that they will be able to help find the very best deal for you.
Take the difficulty out of finding the right mortgage; for further details contact our Willerby office on 01482 651155 or email willerby@qandc.net

GROUND FLOOR



VIEWINGS Strictly by appointment through the Sole Agent's Willerby Office on 01482 651155 . The mention of any appliances &/or services within these sales particulars does not imply they are in full and efficient working order. ALL MEASUREMENTS ARE APPROXIMATE & FOR GUIDANCE ONLY We endeavour to make our sale details accurate & reliable, but if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so, particularly if contemplating travelling some distance to view the property. NONE OF THE STATEMENTS CONTAINED IN THESE PARTICULARS ARE TO BE RELIED UPON AS STATEMENT OR REPRESENTATION OF FACT. These sales particulars are based on an inspection made at the time of instruction and are intended to give a general description of the property at the time.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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