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QUICK & CLARKE
The Property Specialists

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45 Tudor Court, Willerby HU10 6BF

£135,000

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- Over 55's development
- No forward chain
- GROUND floor apartment
- Two Bedrooms both fitted
- Lounge/Dining room with fireplace
- Kitchen and modern shower room
- Communal gardens and parking
- Viewing is a must!
- Council tax band C
- EPC rating C

Tudor Court is a superb over 55's development close to the centre of Willerby. We are delighted to offer to the market with no chain this ground floor apartment. The property boasts uPVC double glazing and gas central heating. An inviting entrance vestibule leads in to the hallway which provides access to all rooms, breakfast kitchen with built-in oven and hob, spacious lounge/dining room, two double bedrooms both of which are fitted and a modern shower room.

The superbly tended communal gardens really complement this property with parking for residents and visitors. There is the added benefit of the use of a house manager should a resident require urgent assistance. This lovely apartment would make an ideal home without having to sacrifice space or location. Viewing is most highly recommended.

LOCATION

Tudor Court is a small development for Over 55's located off Beverley Road, and lies within ease of reach of Willerby Square, Waitrose Supermarket, Lidl and Aldi, and having bus services connecting to the area providing travel further afield. Willerby is an East Riding of Yorkshire village located on the western outskirts of the City of Kingston upon Hull. Located approximately 5 miles west of Kingston upon Hull and only 7.7 miles from the historic market town of Beverley. Motorway access can be located via the A63/M62 with further trunk routes located over the Humber Bridge. There are a range of shopping facilities in Willerby; Waitrose, Aldi, Lidl, Iceland with other retail outlets. Anlaby retail park is within close proximity with a further range of amenities.

THE ACCOMMODATION COMPRISES

ENTRANCE PORCH

A forest green composite door with glazed inserts leads into the entrance porch with door leading into the entrance hallway.

ENTRANCE HALLWAY

Storage cupboard.

LOUNGE / DINING ROOM

18'6 x 11'10 (5.64m x 3.61m)
Two uPVC double glazed windows to the rear elevation, Adam style fire surround with marble back and hearth incorporating an electric flame fire, TV aerial point and storage cupboard.

KITCHEN

11'4 x 8'3 (3.45m x 2.51m)
uPVC double glazed window to the front elevation, fitted base and wall units in blue with worksurfaces and tiled splashbacks. Oven with electric hob, stainless steel sink unit with drainer, gas central heating boiler.

BEDROOM 1

12'7 x 10'11 plus doorwell (3.84m x 3.33m plus doorwell)
uPVC double glazed window to the rear elevation and wardrobes.

BEDROOM 2

11'3 x 9'6 (3.43m x 2.90m)
Wardrobes, uPVC double glazed window to the front elevation, internal window with blind, would also suit as a study.

SHOWER ROOM

7'1 x 5'11 (2.16m x 1.80m)
Modern three piece suite in white enjoying independent shower cubicle, wash hand basin set in vanity unit and low level WC. Full height tiling to wet areas with decor border tiling and extractor.

EXTERNAL

The property is surrounded by communal gardens which are maintained under the maintenance agreement, with outside store. There are residents' parking facilities within the complex this is on a first come first serve basis and is not allocated.

AGENTS NOTE

Prospective purchasers should note that written within the lease of the property is that any future sale of the property would incur a charge to the management company which equates to 0.75% of the original purchase price agreed upon this sale multiplied by the length of years the property has been owned. Further details will be confirmed by the solicitor acting for the purchaser.

If a buyer has a dog. Verbal permission would need to be sought with the Management Company. Regent Telephone 0113 2507888. Once the lease is signed Regent will then provide written confirmation.

CHARGES

We are advised that the length of lease is 150 years from 1990 and that there is a service charge of £354 paid quarterly and a ground rent of £150 per annum (to be confirmed by Solicitors).

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).

COUNCIL TAX

The Council Tax Band for this property is Band C.

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.

EPC RATING

For full details of the EPC rating of this property please contact our office.

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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