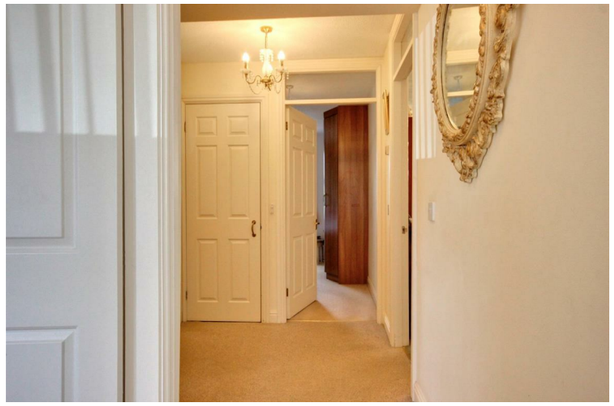

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QUICK & CLARKE

The Property Specialists

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35 Tudor Court, Beverley Road, Willerby HU10 6BF

£145,000

Beverley | Brough | Cottingham | Driffield | Hornsea | Hull | Willerby

- Well presented ground floor apartment
- No onward chain!
- Two bedrooms
- Spacious lounge
- Modern fitted kitchen with built-in appliances
- Modern shower room
- Additional cloaks/w.c.
- Attractive communal gardens and parking
- Viewing a must!
- EPC Rating: C Council Tax Band: C

This ground floor apartment is set in this highly popular over 55's development. The property is well-presented throughout and simply ready to key turn, unpack and enjoy. With Entrance Porch, Hallway, modern fitted Kitchen with built-in appliances, spacious Lounge, two Bedrooms, modern Shower Room and additional Cloaks/W.C.

The gardens are communal and maintained under the management fee. There is parking on a first come, first served basis.

This property truly deserves an internal viewing; make this your next move!

LOCATION

The property is located on the purpose-built and established over 55's 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

A green door with glazed inserts leads into:

ENTRANCE PORCH

Door leading into:

ENTRANCE HALLWAY

Fitted storage cupboard.

LOUNGE

18'4" x 11'9" (5.59m x 3.58m)
uPVC double glazed French door and uPVC double glazed window to the rear elevation, oak fire surround with granite back and hearth incorporating flame effect fire, TV aerial point and useful storage cupboard.

KITCHEN

11'7" x 8'1" (3.53m x 2.46m)
uPVC double glazed window to the front elevation, an extensive range of ivory base and wall units with contrasting work surfaces and coordinating tiled splashbacks, stainless steel Neff double electric fan oven with stainless steel Neff four-ring gas hob and extractor, stainless steel sink unit, space and plumbing for washing machine and space for both under counter fridge and separate freezer. Gas central heating boiler.

BEDROOM 1

10'6" x 8'11' each to wardrobes + door well (3.20m x 2.72m' each to wardrobes + door well)
An extensive range of fitted bedroom furniture in a walnut design comprising overhead units, fitted wardrobes, bedside tables and headboard.

BEDROOM 2

9'3" x 8'2" (2.82m x 2.49m)
uPVC double glazed window to the front elevation.

SHOWER ROOM

Modern three piece suite in white comprising independent walk-in shower cubicle, wash hand basin set on vanity unit, low level w.c., Aquaboard to wet area and extractor. Feature chrome towel radiator.

CLOAKS/W.C.

Two piece suite comprisinig low level w.c. and pedestal wash hand basin.

OUTSIDE

The property enjoys communal gardens which are maintained under the maintenance agreement. There is ample parking within the development on a first come first served basis with non-allocation of parking space.

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.

BUYER'S NOTE

Prospective buyers should note that new residents can have house cats and dogs with written consent only. The properties have to be bought and owned by people over the age of 55 and are not allowed to rent the properties out. The management company is Regent Management Company and further details can be obtained from Solicitors on 0113 250 7888.

TENURE/FEES

We believe the tenure of the property to be Leasehold on a 150 year lease commencing in 1990. The current service charge is £313.50 payable quarterly, and the current ground rent is £150.00 p.a. (this will be confirmed by solicitor).

Upon resale of the property there is a management fee which equates to 0.75% of the sold price multiplied by the number of years the property has been owned. Further details will 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.

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

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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