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QUICK&CLARKE
The Property Specialists

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24 Tudor Court Beverley Road, Willerby HU10 6BF

£149,950

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- Deceptively spacious bungalow
- Over 55's development
- Southerly facing garden
- Extensive communal parking
- Great community feel
- EPC Rating: D
- Council Tax Band: C

An attractively presented, and deceptively spacious two bedroomed bungalow situated on this highly regarded retirement development. With extensive parking and a Southerly facing garden, the property is attractively positioned away from the road and benefits from a modern shower room. Offered to the market with no onward chain, viewing is highly recommended.

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

ENTRANCE HALL

3'2" x 2'11" (0.97m x 0.89m)
Modern composite front door with obscured glass panel opening into entrance hall with mat well and further timber obscured glass panelled door opening into the living room.

LIVING ROOM

19'3" x 9'6" (5.87m x 2.90m)
A very generously sized living room with space for both living and dining room furniture. The focal point of the room is an attractive oak fireplace housing a gas fire with marble hearth and back, laminate flooring and window to the front elevation.

BREAKFAST KITCHEN

9'8" x 9'2" (2.95m x 2.79m)
An extensive range of wall and base storage units, laminate work surfaces and ceramic tile splashbacks, Neff double oven, four ring gas hob with extractor over, one and a half bowl sink and drainer, mounting on the wall for boiler and uPVC glass panelled door opening out onto the Southerly facing communal rear garden and with window over the sink.

MASTER BEDROOM

13'4" x 10'1" (4.06m x 3.07m)
A range of fitted wardrobes and further shelved out storage cupboard. Window to the rear overlooking the garden.

BEDROOM 2

10'2" x 9'7" (3.10m x 2.92m)
Having been used as a dining room in the past and with window to the front elevation

SHOWER ROOM

7'4" x 6' (2.24m x 1.83m)
Three piece sanitary suite which includes an extensive array of vanity storage with inset hand wash basin and mirror, close coupled w.c., large shower enclosure, fully tiled walls, slate tile style floor covering and heated towel rail.

OUTSIDE

The property sits back from the extensive brick set parking area which forms the centre of the courtyard around which all the properties are positioned.

In front of the property is a well maintained lawn and to the rear is a small area of patio which potentially could be extended as many of the other residents have done. This property benefits from the Southerly aspect of the rear garden which is extensively lawned and has a backdrop of mature shurbs and trees, giving a peaceful ambience.

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.

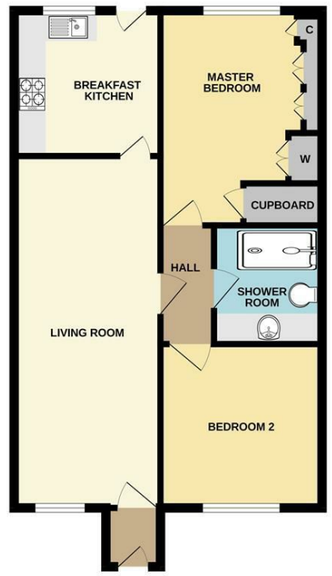
TENURE

We believe the tenure of the property to be Leasehold on a 150 year lease commencing in 1990. The current service charge is £354.00 payable quarterly, and the current ground rent is £150.00 p.a. (this will be confirmed by the vendor's solicitor).

VIEWING

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

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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