



**48 Tudor Court Beverley Road, Willerby HU10 6BF**  
**Offers Over £138,500**

- Ground floor apartment
- Over 55's development
- No chain
- Beautifully presented throughout
- Modern fitted breakfast kitchen
- Spacious lounge dining room
- Two double fitted bedrooms
- Modern shower room
- Communal gardens and resident parking
- EPC - C

Located within this highly regarded Over 55's Development this superb ground floor apartment is presented to the market with no chain. Enjoying uPVC double glazing and gas central heating, the accommodation enjoys entrance lobby, entrance hallway, modern fitted breakfast kitchen with built-in appliances, spacious lounge dining room, two double bedrooms both of which have modern sliderobes and a modern shower room. The communal gardens which are looked after under the maintenance agreement are ideal to sit outside and enjoy, and the property also benefits from a small private garden to the front and an outside shed. It goes without saying that viewing is a definite must to fully appreciate the standard of accommodation within.

#### 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. Willerby/Kirk Ella have two primary schools; St Andrews in Kirk Ella and Carr Lane in Willerby, with the secondary school located in Willerby. Hymers College and Hull Collegiate are within driving distance. 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 HALLWAY

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

##### LOUNGE DINING ROOM

18'6 x 11'10 (5.64m x 3.61m)

Two uPVC double glazed windows to the front elevation, Adam style fire surround in white with granite back and hearth incorporating living flame gas fire. Access to the understairs storage cupboard and TV aerial point.

##### BREAKFAST KITCHEN

11'4 x 8'1 (3.45m x 2.46m)

uPVC double glazed window to the rear elevation. Ivory shaker style base and wall units with worksurfaces and splashbacks, ceramic hob with electric fan oven and extractor, sink unit with drainer and mixer tap, integrated fridge freezer and gas central heating boiler.

##### BEDROOM 1

11'2 x 10'8 (3.40m x 3.25m)

(11'2 plus doorwell x 10'8 to wardrobes) uPVC double glazed window to the front elevation, modern fitted sliderobes provide hanging and storage facilities.

##### BEDROOM 2

(9'5 plus doorwell x 9'6) ((2.87m plus doorwell x 2.90m))

uPVC double glazed window to the rear elevation, modern fitted sliderobes provide hanging and storage facilities.

##### SHOWER ROOM

6'10 x 6' (2.08m x 1.83m)

Modern three piece suite in white enjoying walk-in shower cubicle, wash hand basin set in vanity unit and low level WC. Fully tiled walls and extractor.

##### EXTERNAL

The property benefits from a brick store directly by the front door and a small planted front garden. The communal gardens are looked after under the maintenance agreement and the development also benefits from resident and visitor parking.

#### PURCHASER'S 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.

#### CHARGES

We are advised that the management charges currently are £345 per quarter for maintenance and £150 per annum for ground rent charges. Maintenance includes all the communal areas, exterior of the property and buildings insurance. Further details can be supplied by solicitors through the management pack.

#### 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 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 misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown here are not been tested and the purchaser as to their operation or efficiency can be given. Made with Metreplan 10/2012