QUICK&CLARKE
The Property Specialists

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2 Tudor Court, Willerby HU10 6BF

£120,000

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

- Over 55's FIRST floor apartment
- Well presented
- Spacious Lounge Dining Room
- Modern Breakfast Kitchen
- Modern Shower Room
- uPVC Double Glazing
- Gas Central Heating
- Viewing is a must!
- EPC: awaited

Enjoying a prime cul-de-sac location in this superb Over 55's development within ease of reach of all the local amenities that Willerby has to offer. This well presented first floor apartment offers space and versatility. Enjoying uPVC double glazing and gas central heating the apartment has Entrance Lobby with private staircase to the first floor accommodation. Spacious Lounge with modern fireplace, Breakfast Kitchen, Inner Hallway, Two DOUBLE Bedrooms and a modern Shower Room. Well maintained communal gardens and residents parking. Viewing is a must!

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

GROUND FLOOR

ENTRANCE HALLWAY

A composite door leads into small entrance hallway with staircase leading to the apartment.

FIRST FLOOR

LOUNGE DINING ROOM

22'10 decreasing to 18'11 x 11'7 (6.96m decreasing to 5.77m x 3.53m)
Two uPVC double glazed windows to the front elevation. Adam style fire surround with granite back and hearth and electric flame fire, TV aerial point.

BREAKFAST KITCHEN

11'3 x 7'4 (3.43m x 2.24m)
uPVC double glazed window to the front elevation. Modern fitted maple base and wall units with worksurfaces and tiled splashbacks, single electric oven with hob and extractor, stainless steel sink unit with drainer and mixer tap, space and plumbing for washing machine.

INNER HALLWAY

Storage cupboard.

BEDROOM 1

12'8 x 11'2 plus doorwell (3.86m x 3.40m plus doorwell)
uPVC double glazed window to the front elevation.

BEDROOM 2

11'8 x 9'3 (3.56m x 2.82m)
uPVC double glazed window to the rear elevation, fitted storage cupboard providing hanging and storage facilities.

SHOWER ROOM

Three piece modern suite enjoying vanity unit housing the wash hand basin, low level WC and independent walk-in shower cubicle. Tiled to wet areas, 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.

PURCHASER'S INFORMATION

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.

SERVICES

All mains services are available or connected to the property.
Lease is 150 years from 1990.
Service charge is £354 quarterly.
Ground rent is £150 per annum.

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.

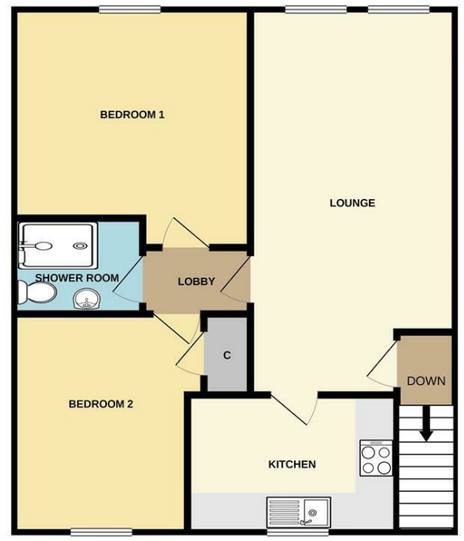
FINANCIAL SERVICES

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.

FIRST 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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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.