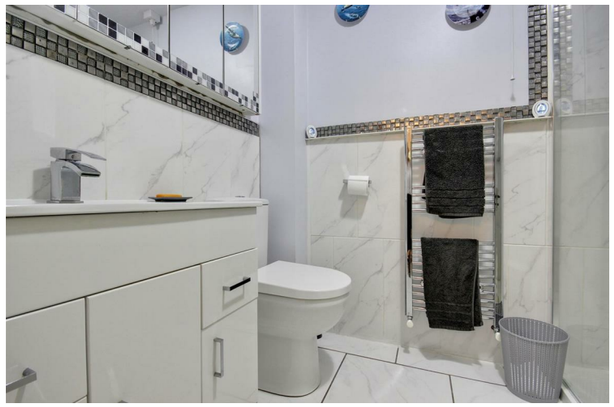

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QUICK&CLARKE
The Property Specialists

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East Riding of Yorkshire HU10 6AD
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www.quickclarke.co.uk

14 Tudor Court, Willerby HU10 6BF

Chain Free £149,950

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- Deceptively spacious bungalow
- No chain!
- Extensive communal parking
- Great community feel
- Council tax band C
- EPC Rating: D

Enjoying stunning surrounding views of the communal gardens, the property has been refurbished over recent years to provide stunning, ready to move into accommodation. This over 55's development offers a great location within the area. Offered with no forward chain the property enjoys entrance porch, spacious lounge dining room, contemporary fitted kitchen with built-in appliances, two double bedrooms and a contemporary shower room. The communal gardens are well-tended and there is also residents' communal parking facilities. This turnkey property truly awaits its new owners to which an early viewing is a definite must.

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 PORCH

A door with glazed inserts leads into the entrance porch with door into:

LOUNGE DINING ROOM

19' x 10'6 (5.79m x 3.20m)
uPVC double glazed windows to the front and side elevations. Attractive wood laminate flooring in a gloss finish flows throughout with TV aerial point.

KITCHEN

9'11 x 9'1 (3.02m x 2.77m)
uPVC double glazed window to the rear elevation and uPVC door with glazed inserts leads out into the rear garden. An extensive range of white fitted base and wall cupboards with drawers, worksurfaces and tiled splashbacks. Double electric under-counter oven with ceramic hob and extractor, space and plumbing for washing machine and space for under-counter fridge and freezer, attractive wood laminate flooring.

INNER HALLWAY

Leads to:

BEDROOM 1

13'3 x 10'10 (4.04m x 3.30m)
uPVC double glazed window to the rear elevation. Attractive wood laminate flooring.

BEDROOM 2

10'3 x 8'9 (3.12m x 2.67m)
uPVC double glazed window to the front elevation and attractive wood laminate flooring.

SHOWER ROOM

7'3 x 5'6 (2.21m x 1.68m)
Stunning three piece suite in white enjoying large wash basin set in vanity unit with storage cupboards and drawers under and central mixer tap, low level WC and walk-in shower cubicle. All beautifully complemented by tiled splashbacks to wet areas with feature chrome border tiling, tiled floor and large vanity mirror.

EXTERNAL

The property is surrounded by attractive communal lawned gardens. There is a residents parking area on a first come first served basis.

AGENTS NOTES

Prospective purchasers should note that written within the lease of the property is that any future sale would incur a charge to the management company which equates to 0.75 of the 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.

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 £313.50 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.

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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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.