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The Property Specialists







14 Tudor Court, Willerby HU10 6BF £152,000

- 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.

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 transce 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.

### 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**

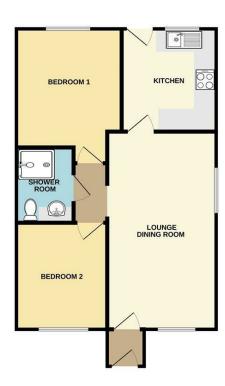
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GROUND FLOOR



of doors, vindows, rooms and any other items are approximate and no responsibility is taken for any e omission or mis-studement. This plan is for illustrative purposes only and should be used as such by a prospective purchaser. The services, systems and appliances shown have not been tested and no guar as to their operability or efficiency can be given. Made with Metropix (2024)

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