



**25 Tudor Court, Willerby HU10 6BF**  
**£149,950**

- Modern bungalow
- Over 55's development
- No onward chain!
- Spacious lounge dining room
- Kitchen with built-in appliances
- Two bedrooms both of which are fitted
- Superb modern shower room
- Communal gardens and residents' parking
- Viewing an absolute must!
- EPC: D. Council Tax: C

We are delighted to present this modern link bungalow. Occupying part of this exclusive over 55's development close to all the amenities in Willerby. Offered to the market with no chain and simply ready to key turn and move straight in.

Enjoying uPVC double glazing and central heating the accommodation comprises entrance porch, spacious lounge/dining room with feature fireplace, modern fitted breakfast kitchen with built-in appliances and door to communal gardens, master bedroom with fitted bedroom furniture, bedroom two with fitted wardrobe and dressing table and superb modern shower room. The communal gardens are beautifully tended and regularly maintained by the Management Company and there is also private parking for residents.

Viewing is a must to fully appreciate what an exceptional property this truly is.

## 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

### GROUND FLOOR

A door with glazed inserts leads into:

### SMALL ENTRANCE LOBBY

Door leading into:

### LOUNGE/DINING ROOM

19'3" x 9'8" (5.87m x 2.95m)  
uPVC double glazed window to the front elevation, modern oak fire surround with electric flame fire and TV aerial point. Doors lead into both the inner hall and kitchen.

### KITCHEN

9'8" x 9'2" (2.95m x 2.79m)  
uPVC door and uPVC double glazed window to the rear. Fitted base and wall units in a modern cream finish with oak surround, Blomberg double oven with AEG induction hob and extractor over, space and provision for under counter fridge and freezer, stainless steel sink unit with one and a quarter bowl sink and drainer, space and plumbing for washing machine.

### INNER HALLWAY

Providing access to the bedrooms.

### BEDROOM 1

10'9" plus door well x 7'11" to wardrobes (3.28m plus door well x 2.41m to wardrobes)  
uPVC double glazed window to the rear elevation, fitted wardrobes providing hanging and storage facilities and linen cupboard.

### BEDROOM 2

10'2" x 9'7" maximum (3.10m x 2.92m maximum )  
uPVC double glazed window to the front elevation and fitted wardrobe with matching drawers.

### SHOWER ROOM

7'6" x 6' (2.29m x 1.83m)  
Modern three piece suite in white comprising walk-in shower with non-slip tile floor and tiled splashbacks, extractor, low level w.c. and pedestal wash hand basin in white.

### OUTSIDE

There are communal gardens to the front and rear and communal residents' parking which is available on a first come first served basis with various parking spaces throughout the complex.

Directly outside the property is a small patio leading onto the communal gardens which are maintained by the Management Company.

## AGENT NOTES

Prospective purchasers should note that it is written within the Lease of the property that any future sales 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 is owned. Further details will be confirmed by the Solicitor acting for the vendor.

PETS: If you have a small dog or cat permission will be granted by the Management Company, via Solicitors, for them to reside on the development however, buyers should note that dogs must be walked off the site and not do their business within the complex. If a new pet is wanted then permission must be sought again from the Management Company. Further details of this are in the lease pack and will be available through solicitors.

## 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 with 116 years remaining. We are advised that the current Ground Rent is £150.00 per annum, and the current Service Charge is £313.50 per quarter. Updated information on charges will be provided from 1st April 2026. (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



25 TUDOR COURT, WILLERBY

While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, ceilings, rooms and any other areas 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.