Quick & Clarke
PROPERTY SPECIALISTS

1 The Square, Willerby,
East Riding of Yorkshire HU10 6AD
Tel: 01482 651155 | Email: willerby@qandc.net
www.quickclarke.co.uk

42 Tudor Court, Willerby HU10 6BF

Guide Price £139,950

Beverley | Cottingham | Hornsea | Willerby

- Superb corner link bungalow
- Over 55's development
- No onward chain
- Beautifully presented throughout
- Entrance hall with w.c. cloaks
- Spacious lounge dining room
- Beautifully fitted kitchen with built-in and integrated appliances
- Fitted double bedroom
- En-suite shower room
- Council Tax Band: B EPC Rating: C

This corner superb link true Bungalow is positioned in this superb complex in a great private corner location.

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, Cloaks WC, spacious lounge dining room, superb fitted kitchen with built-in appliances, double fitted bedroom with ensuite shower room off. 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

ALL GROUND FLOOR

ENTRANCE HALLWAY
A door with glazed inserts leads into the entrance hallway having wood laminate flooring and fitted storage cupboard.

W.C.
Wash hand basin set in vanity and low level w.c.

LOUNGE DINING ROOM
16'2" x 11'4" decreasing to 9'7" (4.93m x 3.45m decreasing to 2.92m)
uPVC double glazed windows to the rear elevation, modern fireplace with electric flame fire and TV aerial point.

KITCHEN
8'10" x 7'2" (2.69m x 2.18m)
uPVC double glazed windows to the rear elevation and uPVC stable door leading out into the communal gardens. An extensive range of fitted base and wall units in an ivory and sage green Shaker design with storage drawers, wood effect work surfaces and splashbacks, stainless steel sink unit with drainer and mixer. Wall mounted Worcester Bosch gas central heating boiler. Induction hob with extractor over and stainless steel double electric fan oven. Integrated fridge freezer and integrated washer dryer. Attractive finished flooring and kick fan heater.

BEDROOM 1
12'2" x 9'3" (3.71m x 2.82m)
uPVC double glazed window to the rear elevation. Full wall of fitted slide robes providing hanging and storage facilities.

SHOWER ROOM
7'3" max x 6'2" (2.21m max x 1.88m)
Modern three piece suite in white enjoying large walk-in shower cubicle, wash hand basin set in attractive vanity unit with storage below and low level w.c. all beautifully finished with full height tiling, extractor and towel radiator.

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

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

AGENT'S NOTE
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.

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 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.
Made with Metropix ©2026