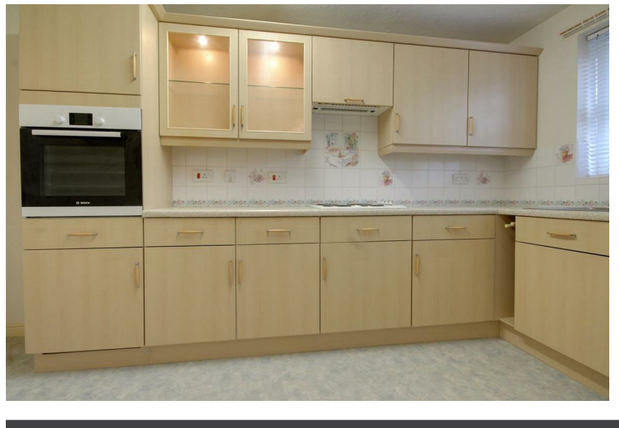


Beverley | Brough | Cottingham | Driffield | Hornsea | Hull | Willerby

QUICK & CLARKE
The Property Specialists

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

25 John Gray Court, Willerby HU10 6XZ

Offers Over £130,000

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

- Popular exclusive over 55's development
- No forward chain
- Two Bedrooms
- Modern Shower Room
- Spacious Lounge with fireplace
- Modern breakfast kitchen
- Well maintained communal gardens
- Resident parking
- Viewing is a must
- EPC - awaited

Enjoying a prime courtyard setting within this exclusive over 55's development we bring to the market this well presented first floor apartment. Enjoying uPVC double glazing and gas central heating the accommodation enjoys entrance, spacious lounge with fireplace, modern fitted breakfast kitchen with built-in appliances, inner hallway, two bedrooms and a modern shower room. Beautifully maintained communal gardens and parking within the development. Viewing is a must on what is a genuinely lovely property!

LOCATION

John Gray Court is located off Main Street in Willerby within ease of reach of bus services, local shops and all that Willerby has to offer. 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. 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 VESTIBULE

A red composite door with glazed inserts leads into the entrance vestibule with staircase leading up to the apartment.

FIRST FLOOR

LOUNGE / DINING ROOM

17'4 x 11'3 (5.28m x 3.43m)
Two uPVC double glazed windows to the front elevation, good sized storage cupboard. Sliding doors lead into:

BREAKFAST KITCHEN

13'6 x 6'4 (4.11m x 1.93m)
uPVC double glazed window to the front elevation. An extensive range of maple effect base and wall units with worksurfaces and tiled splashbacks, glazed wall unit with integral lighting, space for fridge freezer. Worcester Bosch gas central heating boiler, stainless steel sink unit with drainer. Space and plumbing for washing machine, electric hob with extractor and electric oven.

INNER HALLWAY

Providing access to:

BEDROOM 1

13'4 max x 7'7 max (4.06m max x 2.31m max)
(13'4 decreasing to 11'7 to wardrobes x 7'7 max) uPVC double glazed window to the rear elevation, fitted wardrobes providing hanging and storage facilities.

BEDROOM 2

10'2 x 6'9 (3.10m x 2.06m)
uPVC double glazed window to the rear elevation.

SHOWER ROOM

6'6 x 5'6 (1.98m x 1.68m)
uPVC double glazed window to the side elevation. Modern three piece suite in white enjoys vanity unit housing wash hand basin and low level WC, along with independent shower cubicle and tiling to wet areas.

EXTERNAL

The property enjoys a communal garden and parking facilities. The property also benefits from an emergency support system available through a monthly subscription.

CHARGES

£122 per calendar month which includes the on-call service, property and garden maintenance, and window cleaning.

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 (this will be confirmed by the vendor's solicitor).

COUNCIL TAX

We believe the Council Tax Band for this property is Band B.

VIEWING

Contact the agent's Willerby office on 01482 651155 for prior appointment to view.

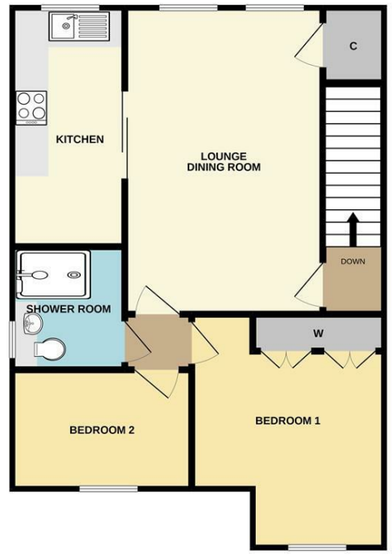
FINANCIAL SERVICES

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.

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.
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