

# Quick & Clarke

PROPERTY SPECIALISTS

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**28 John Gray Court, Willerby, Hull HU10 6XZ**

**£154,950**

Beverley | Cottingham | Hornsea | Willerby

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- Beautiful ground floor apartment
- Over 55's development
- No onward chain
- Two double bedrooms both with individual French doors
- Lounge with modern fireplace
- Superb modern kitchen with built-in and integrated appliances
- Modern shower room
- Beautifully tended communal gardens
- Communal parking on a first come first served basis
- Council Tax Band: B EPC Rating: C

Located within this highly regarded over 55's exclusive development, we are delighted to bring to the market this outstanding ground floor apartment.

This beautiful mews style development was built by Scrutons in the late 1990's and is a popular residential area with attractive communal gardens and parking, residential management team and a community alarm system. The development also benefits from a communal satellite TV aerial. This beautifully presented ground floor apartment occupies one of the most attractive plots with superbly presented accommodation throughout and offered to the market with no onward chain. With entrance hallway, spacious lounge with modern fireplace and superb walk-in storage cupboard, modern fitted kitchen with a host of built-in and integrated appliances, inner hallway, two double bedrooms both of which have French doors, one of which has large walk-in additional storage cupboard and fitted wardrobes and a superb modern shower room.

Simply ready to key turn and move into this delightful property now awaits its new owners.

#### LOCATION

Ideally located to enjoy all the local amenities and facilities that the area has to offer and lying only 5 miles West of the city centre of Hull, where an extensive range of amenities and facilities can be found to include mainline railway station and bus service station. Nearby motorway access is gained via the A63/M62 with further trunk routes located over the Humber Bridge.

#### THE ACCOMMODATION COMPRISES

##### ALL GROUND FLOOR

##### ENTRANCE LOBBY

A door with glazed inserts leads into the entrance lobby with door leading into lounge.

##### LOUNGE

16'0" x 10'9" (4.88m x 3.28m)  
uPVC double glazed window to the front elevation. Modern fireplace with electric flame fire. Sliding doors lead into the kitchen and access to a good size walk-in storage cupboard which currently has space and plumbing for washing machine and space for tumble dryer.

##### KITCHEN

12'1" x 6'4" (3.68m x 1.93m)  
uPVC double glazed window to the front elevation. An extensive range of ivory modern base and wall units with wood effect work surfaces and tiled splashbacks. Stainless steel electric oven with integral microwave above, ceramic hob and extractor, integrated dishwasher and space for fridge freezer. Sink unit with drainer, integral wine rack and wall mounted gas central heating boiler.

##### INNER HALLWAY

Providing access to bedrooms.

##### BEDROOM 1

13'9" x 11'11" (4.19m x 3.63m)  
uPVC double glazed French door leading out into the rear garden. Fitted wardrobes providing hanging and storage facilities and access to good size walk-in storage cupboard.

##### BEDROOM 2

10'2" x 7'9" (3.10m x 2.36m)  
uPVC double glazed French doors opening out into the rear garden.

##### SHOWER ROOM

6'7" x 6'3" (2.01m x 1.91m)  
uPVC double glazed window to the side elevation. Modern three piece suite in white enjoys large walk-in shower cubicle, floating pedestal wash hand basin and low level w.c. all beautifully finished with full height tiling to wet areas and decor border tiling and extractor.

#### OUTSIDE

The property enjoys communal lawned gardens which are maintained by the Management Company and have various shrubbery and plants around. Directly outside the property residents can utilise their own areas with plant pots and there is a timber storage area for the wheelie bin.

The property benefits from having communal parking which is on a first come first served basis.

#### AGENT'S NOTE

The property is managed through the Management Company and permission can be granted for one cat or dog subject to approval by the Management Company. Service charge is £190.50 per month.

#### 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 Freehold (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



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.

While 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 quality or efficiency can be given. Made with floorplan 0206