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

QUICK & CLARKE

The Property Specialists

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12 John Gray Court, Willerby HU10 6XZ

£132,500

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- Over 55's first floor apartment
- No forward chain
- Two Bedrooms
- Wet Room
- Lounge with fireplace
- Breakfast Kitchen
- Residents car park
- Beautiful communal gardens
- Viewing is a must!
- EPC: C

Enjoying a prime courtyard setting within this exclusive over 55's development we bring to the market this well presented first floor apartment. Benefiting from uPVC double glazing and gas central heating the accommodation enjoys entrance, spacious lounge with fireplace, fitted breakfast kitchen with built-in appliances, inner hallway, two bedrooms and a wet 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

ENTRANCE HALLWAY

A red composite door with glazed inserts leads into entrance hallway. Staircase with stairlift leading to the first floor accommodation.

FIRST FLOOR

LOUNGE

16'8 x 11'2 (5.08m x 3.40m)
Two uPVC double glazed windows to the front elevation, two storage cupboards, mahogany fire surround with granite back and hearth incorporating an electric flame fire. Sliding doors lead into the breakfast kitchen.

BREAKFAST KITCHEN

12'10 x 6'4 (3.91m x 1.93m)
uPVC double glazed window to the front elevation. Fitted base and wall cupboards with coordinated worksurfaces and tiled splashbacks and incorporating two leaded glass display cabinets with glass shelves. Single electric oven with electric hob and extractor, space and plumbing for washing machine, 1 1/4 bowl sink unit with drainer and mixer tap.

INNER HALLWAY

Providing access to:

BEDROOM 1

13'8 x 10'2 (4.17m x 3.10m)
uPVC double glazed window to the rear elevation, fitted bedroom furniture including drawers, fitted wardrobes and bedside cabinets.

BEDROOM 2

10'9 x 8'9 (3.28m x 2.67m)
uPVC double glazed window to the rear elevation.

WET ROOM

6'3 x 6'6 (1.91m x 1.98m)
Non-slip resin floor, fully tiled walls, shower area, pedestal wash hand basin and low level WC.

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

We are advised that there is a charge of £123.58 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

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.

FIRST 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 illustration 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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