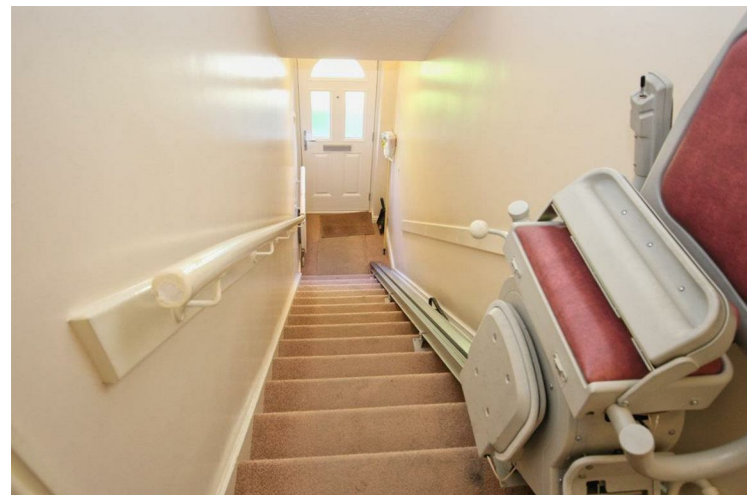




QUICK & CLARKE
The Property Specialists

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



30 John Gray Court, Willerby HU10 6XZ
£134,950

- Over 55's Development
- Beautiful first floor apartment
- No chain
- Spacious lounge dining room
- Storage cupboards
- Modern fitted breakfast kitchen
- Two double bedrooms
- Modern shower room
- Beautiful setting
- EPC: C

THE PROPERTY

We are delighted to present to the market this exceptionally well-presented first floor apartment in this delightful, ever-popular Over 55's development close to the amenities of Willerby. The property is offered to the market with no chain and is simply ready to move into. There is a stairlift which is included in the sale, providing ease of access to the apartment. Beautifully decorated with spacious lounge dining room with two useful storage cupboards, modern fitted breakfast kitchen, inner hallway, two double bedrooms one of which is fitted, and a beautiful shower room. The communal gardens are attractively maintained under the maintenance agreement and there is also visitor and residents car parking within the complex. The property also benefits from a Tunstall panic alarm intercom system which is maintained under the maintenance agreement. This delightful property truly deserves an internal viewing to appreciate the wealth of accommodation on offer.

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 station. Nearby motorway access is gained via the A63/M62 with further trunk routes located over the Humber Bridge.

THE ACCOMMODATION COMPRISES

ENTRANCE LOBBY

An attractive composite door with chrome fittings leads into a small entrance lobby with staircase leading to the apartment. There is a stairlift in situ and this will be included in the sale.

LOUNGE DINING ROOM

17'6" x 11'2" (5.33m x 3.40m)
Two sealed unit double glazed windows to the front elevation. Two walk-in storage cupboards, TV aerial point and free-standing fire suite with electric flame fire. Sliding glazed doors lead into the breakfast kitchen.

BREAKFAST KITCHEN

12'6" x 6'4" (3.81m x 1.93m)
Sealed unit double glazed window to the front elevation. An extensive range of modern fitted base and wall cupboards with worksurfaces and tiled splashbacks, space and provision for cooking and space for fridge freezer. Space and plumbing for washing machine, stainless steel sink unit, attractive wood laminate flooring and gas central heating boiler. We are advised by the owner that the appliances are going to be included in the sale.

INNER HALLWAY

Leads to:

BEDROOM 1

14'8" x 9'5" to wardrobes (4.47m x 2.87m to wardrobes)
Sealed unit double glazed window to the rear elevation. Full wall of modern fitted bedroom furniture including fitted wardrobes concealing shelving storage, rail storage, central dressing table with drawer, and included in the sale is the matching headboard which fits a double bed, and bedside cabinet.

BEDROOM 2

9'11" x 9'10" (3.02m x 3.00m)
Sealed unit double glazed window to the rear elevation.

SHOWER ROOM

6'6" x 5'6" (1.98m x 1.68m)
With a beautiful modern suite in white enjoying low level WC, pedestal wash hand basin and a good sized walk-in shower cubicle. Fully tiled walls in an attractive Italian style with feature border tiling, extractor and modern wood laminate flooring.

EXTERNAL

John Gray Court is set in beautifully maintained, planted and established gardens which are managed under the Anchor Hanover maintenance programme. The development also benefits from communal parking for residents and visitors, however prospective purchasers should note this is on a first come first served basis.

AGENTS NOTE

We are advised by the owner that Anchor Hanover have a service charge which is payable monthly currently set at £120 per month which includes the warden control and the Tunstall system, outside window cleaning, communal gardening, courtyard cleaning and maintenance, and buildings insurance.

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 Sealed Unit Double Glazing.

TENURE

We believe the tenure of the property to be Leasehold (to be confirmed by the vendor's solicitor). The vendor advises us that are 100 years remaining on the lease.

VIEWING

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

FINANCIAL SERVICES

Quick & Clarke are pleased to be able to offer independent advice regarding mortgages and further details can be obtained by contacting our Willerby office on 01482 651155. Independent advice will be given by a qualified financial services consultant and written quotations are available upon request. This could save you time and money when searching for the most competitive deals. Our mortgage adviser has access to every lending scheme currently available through a computerised sourcing system.

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 the 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 Metaphor ©2005