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

QUICK & CLARKE
The Property Specialists

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9 John Gray Court, Willerby HU10 6XZ

£125,000

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- Superb setting
- No onward chain!
- First floor apartment for the over 55's
- Well presented throughout!
- Two Bedrooms (one fitted)
- Modern Shower Room
- Lounge with fireplace and storage cupboards
- Modern Breakfast Kitchen
- Communal gardens and parking
- EPC Rating: C; Council Tax Band: B

Enjoying a prime position on the first section of this small courtyard development, we are delighted to present to the market this superb, first floor over 55's retirement apartment.

The property enjoys uPVC double glazing and gas central heating and in brief has door leading to the lobby with staircase up to the apartment, lounge with storage cupboards, fitted breakfast kitchen with built-in oven and hob, two good sized bedrooms, one of which is fitted, and a modern shower room. The development itself enjoys beautifully maintained communal gardens and parking within.

Offered with no forward chain, simply ready to move into, an internal viewing is highly recommended.

LOCATION

John Gray Court is located off Main Street in Willerby within ease of reach of all the amenities in the centre. 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

A red composite door with glazed inserts leads into:

ENTRANCE LOBBY

Staircase and stair lift leading to the first floor accommodation.

LOUNGE/DINING ROOM

16'10" x 11'4" (5.13m x 3.45m)
Two uPVC double glazed windows to the front elevation, modern fireplace with electric fire, two walk-in storage cupboards and TV aerial point. Sliding doors lead into:

BREAKFAST KITCHEN

12'10" x 6'3" (3.91m x 1.91m)
uPVC double glazed window to the front elevation, fitted base and wall units with work surfaces and tiled splashbacks, integral lighting to glazed wall units, space for fridge freezer, single electric oven with ceramic hob and extractor, stainless steel sink unit with drainer and mixer tap, space and plumbing for washing machine, and wall mounted gas central heating boiler.

INNER HALLWAY

Access to:

BEDROOM 1

11'9" to wardrobes x 10'11" (3.58m to wardrobes x 3.33m)
uPVC double glazed window to the rear elevation and fitted wardrobes providing hanging and storage facilities.

BEDROOM 2

10'2" x 8' (3.10m x 2.44m)
uPVC double glazed window to the rear elevation.

SHOWER ROOM

6'6" x 6'1" (1.98m x 1.85m)
Beautiful modern suite comprising walk-in shower cubicle, wash hand basin and low level w.c. with tiled splashbacks to wet areas and extractor.

OUTSIDE

The property enjoys superb communal gardens which are maintained under the maintenance agreement and residents' car parking facilities which are on a first come, first served basis.

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.

AGENTS NOTES

The minimum age requirement for any resident moving into the apartment is 55 years. The apartments themselves are designed for independent living and prospective purchasers should note there are no facilities providing care or nursing.

Buyers can benefit from a day to day estate manager whose primary role is to ensure that the estate and its assets are maintained and the hours of duty as of June 2023 are Monday, Tuesday and Thursday 1pm - 5pm, Wednesday and Friday 8.30am - 12.30pm.

There is a communication call facility in each apartment and the calls are managed by Anchor Hanover. Residents can purchase a pendant which also connects to this system for emergency purposes.

The apartment benefits from an Intercom between the flat and the front door as well as the ability to open the front door from inside the flat itself.

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).

The service charge is £152.57per calendar month (to be confirmed by solicitor) and includes the on-call service, property and garden maintenance, some external property maintenance and window cleaning. The lease is 125 years from 1995 with 97 years left.

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

FIRST FLOOR

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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