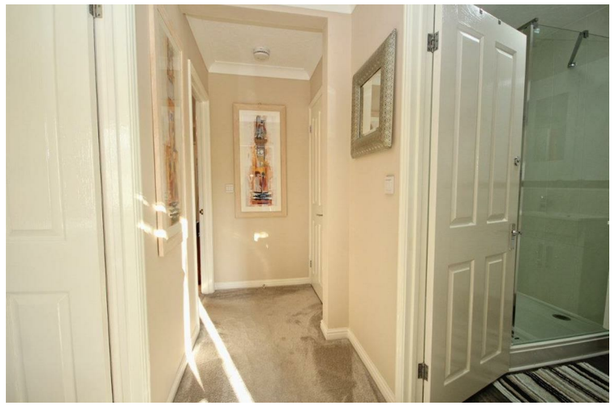
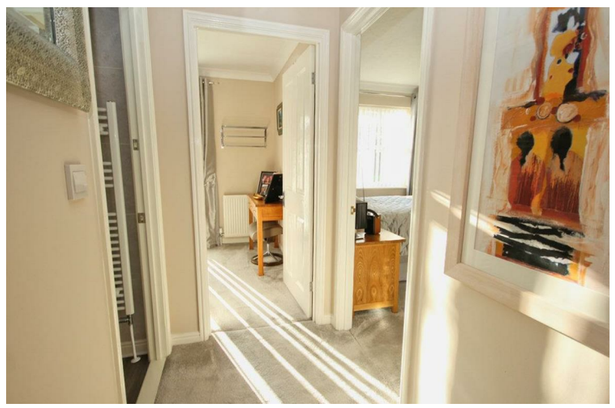




Beverley | Brough | Cottingham | Driffield | Hornsea | Hull | Willerby

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

37 John Gray Court, Willerby HU10 6XZ

£147,500

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

- Outstanding ground floor apartment
- Unique over 55's complex
- Fully refurbished throughout
- Beautifully styled elevations
- Newly fitted contemporary kitchen
- Modern shower room
- Main bedroom with sliderobes
- Second bedroom/sitting room with French doors
- This is one not to be missed
- EPC : C

THE PROPERTY

Located within the heart of this highly regarded unique over 55's complex, tucked away neatly off Main Street, Willerby. The GROUND floor apartment has been refurbished by the current owner to exacting specification with stylish interior designs and enjoying Entrance vestibule, Lounge with opening to the newly fitted contemporary kitchen with a host of built in appliances. The inner hallway leads to TWO double bedrooms (Bedroom one fitted with modern slide robes); the second having french doors opening out on to the communal gardens making it ideal for a second sitting room or indeed dining room. Contemporary shower room. The apartment benefits from uPVC double glazing and gas central heating. The communal gardens and resident parking is maintained under the monthly maintenance agreement. This exceptional apartment awaits its new owners to simply move in and thoroughly enjoy!

LOCATION

John Gray Court is located off Main Street in Willerby within ease of reach of all the amenities that Willerby has to offer, including Willerby Retail Park.
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

A red composite door with chrome fitments and glazed inserts leads into the entrance lobby.

LOUNGE

16'8" x 10'11" (5.08m x 3.33m)
uPVC double glazed window to the front elevation, TV aerial point and internet point, opening into;

BREAKFAST KITCHEN

12'9" x 6'3" (3.89m x 1.91m)
uPVC double glazed window to the front elevation. Newly fitted contemporary grey gloss, soft close base and wall cupboards with quartz worksurfaces and under wall-unit lighting. There are USB sockets and a host of integrated Stoves appliances including stainless steel single electric oven, stainless steel combination microwave, fridge freezer and induction hob, all complemented by a retro extractor. Attractive wood laminate flooring flows throughout this area.

INNER HALLWAY

Good sized storage cupboard and access to;

BEDROOM 1

11'10" to wardrobes x 10'10" (3.61m to wardrobes x 3.30m)
uPVC double glazed window to the rear elevation, full wall of contemporary sliderobes with mirror fronts concealing hanging and storage facilities, TV, USB and telephone points.

BEDROOM 2

10'7" x 7'10" (3.23m x 2.39m)
uPVC double glazed French doors opening out onto the communal gardens.

SHOWER ROOM

6'5" x 5'6" (1.96m x 1.68m)
Contemporary shower suite enjoying walk-in shower cubicle, low level WC and wash hand basin set in attractive vanity unit with large storage cupboard and integral mirror.

EXTERNAL

To the front of the property there are communal gardens and residents car parking. To the rear the property is south facing and overlooks the lawned communal gardens which are maintained under the maintenance agreement. There are areas for hanging laundry for the sole use of residents.

AGENTS NOTES

Maintenance charges, which cover the maintenance and buildings insurance are approximately £122 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 Leasehold (to be confirmed by the vendor's solicitor).

VIEWING

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

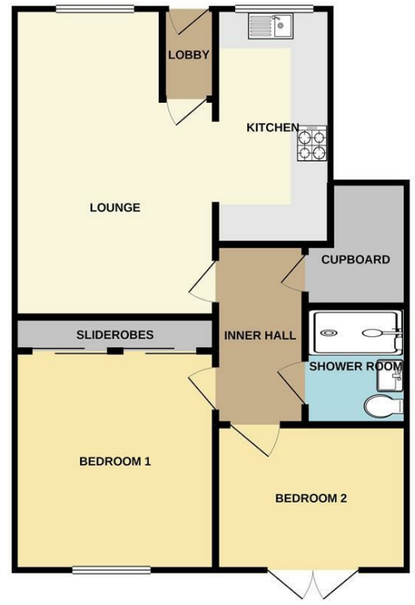
FINANCIAL SERVICES

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 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



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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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.