



**43 John Gray Court, Willerby HU10 6XZ**  
**Offers Over £145,000**

- Stunning first floor apartment
- Modernised throughout
- Contemporary kitchen with built-in appliances
- Two Bedrooms (one fitted with modern sliderobes)
- Superb shower room
- Resident's parking (not allocated)
- Well-maintained communal gardens
- Over 55's development close to amenities
- Viewing is a must
- EPC rating C. Council Tax B.

What a truly stunning apartment! This first floor apartment set within this over 55's courtyard development has been transformed throughout to provide stunning accommodation.

The property has hallway, lounge with fireplace, contemporary kitchen with built-in appliances, inner hallway leading to two double bedrooms (one fitted) and a modern shower room. The development enjoys parking on a first come first served basis and well-maintained communal gardens. Simply ready to move into, viewing is a must!

#### 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

##### ENTRANCE LOBBY

A green composite door with glazed inserts leads into the entrance lobby with staircase leading up to the apartment.

##### LOUNGE

16'4 x 11'3 (4.98m x 3.43m)

Two uPVC double glazed windows to the front elevation, coving to ceiling, storage cupboard, TV aerial point and feature fireplace with electric log burner style fire.

##### KITCHEN

12'2 x 6'2 (3.71m x 1.88m)

uPVC double glazed window to the front elevation. An extensive range of fitted contemporary grey soft close base and wall units with worksurfaces, 1 1/4 bowl sink unit with drainer, double electric and microwave oven, induction hob and extractor, integrated fridge freezer, integrated washing machine and cupboard housing the gas central heating boiler.

##### INNER LOBBY

Providing access to:

##### BEDROOM 1

10'11 x 10'7 (3.33m x 3.23m)

uPVC double glazed window to the rear elevation, full wall of modern sliderobes providing hanging and storage facilities.

##### BEDROOM 2

10'2 x 7'4 (3.10m x 2.24m)

uPVC double glazed window to the rear elevation, wood laminate flooring.

##### SHOWER ROOM

Modern three piece suite in white enjoying walk-in shower cubicle, wash basin set in vanity unit and low level WC, attractive tiled splashbacks in a marble finish to wet areas. Tiled floor, vanity mirror, extractor and towel radiator.

##### EXTERNAL

The communal gardens are maintained under the maintenance agreement.

##### AGENTS NOTES

The minimum age requirement for anyone moving into the apartment is 55 years of age. 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 2023 are Monday, Tuesday and Thursday 1pm to 5pm, Wednesday and Friday 8.30am to 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 the system for emergency purposes.

##### 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

The tenure of this property is leasehold under a 125 year lease, which commenced 1995, with 97 years remaining. Monthly maintenance includes six-weekly window cleaning, upkeep of communal gardens and areas, buildings insurance, the communication call facility and also contributions to a reservation fund for planned works, gutter cleaning and provision of the estate manager. The charges are agreed yearly with residents at an annual meeting. The service charge is currently £176.14 per calendar month (to be confirmed by solicitors).

##### 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



JOHN GRAY COURT

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, stairs and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for guidance purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown here will have been tested and no guarantee as to their operability or efficiency can be given. Made with Metropac 12/24.

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.