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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

27 John Gray Court, Willerby HU10 6XZ

£155,000

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- Stunning GROUND floor apartment
- NO CHAIN!
- Superbly presented!
- Two bedrooms
- Superb shower room
- Modern kitchen
- Communal gardens & parking
- uPVC double glazing & heating
- Viewing a MUST!
- EPC Rating: C Council Tax Band: B

Located within this highly regarded over 55's exclusive development, we are delighted to bring to the market this outstanding ground floor apartment. Offered with no chain and a true credit to the current owners this apartment enjoys uPVC double glazing and heating. The entrance hallway leads to the good sized lounge/dining room with storage cupboard and modern fitted kitchen with built-in oven. An inner hallway leads to two bedrooms (the master of which is superbly fitted) and a superb shower room. The communal gardens and resident parking surround the property. Ideally located for local amenities and facilities, viewing is a must to fully appreciate !

LOCATION

John Gray Court is located off Main Street in Willerby and is situated close to the village centre, which has a good range of local shops and amenities. The apartment lies within easy reach of the Willerby Shopping Park which boasts a range of stores and facilities, including Waitrose, Lidl, Aldi and B&M. The area is served by EYMS buses, having stops at the entrance to John Gray Court. The village lies approximately four and a half miles West of the city centre of Hull, which was named the City of Culture 2017. The historic market town of Beverley is only six miles away and has a further range of superb amenities. Willerby is truly an an ideal place for people who want to commute via the A63/M62 and is within easy reach of further trunk routes which can be accessed via the magnificent Humber Bridge.

THE ACCOMMODATION COMPRISES

A composite door with glazed inserts leads into:

ENTRANCE HALLWAY

LOUNGE

16'8" x 10'11" (5.08m x 3.33m)
With a uPVC double glazed window to the front elevation, attractive granite fireplace with integral lighting and inset electric fire, TV aerial point and access to a good sized storage cupboard. An opening leads into:

KITCHEN

9'9" x 6'4" (2.97m x 1.93m)
With a uPVC double glazed window to the front elevation, an extensive range of modern white base and wall units with work surfaces and tile splashbacks and incorporating large storage drawers, four ring gas hob with double electric oven and extractor, space for a fridge freezer (there is currently a Bosch fridge freezer in situ; this is available by separate negotiation), porcelain sink unit with taps and space and plumbing for a washing machine.

INNER HALLWAY

Providing access to:

BEDROOM 1

12'1" to wardrobes x 9'1" to wardrobes
Having a uPVC double glazed window to the rear elevation and an extensive range of walnut fronted fitted wardrobes providing hanging and storage facilities.

BEDROOM 2

10'4" x 7'0" (3.15m x 2.13m)
With a uPVC double glazed window to the rear elevation.

SHOWER ROOM

6'6" x 5'5" (1.98m x 1.65m)
With a uPVC double glazed window to the side elevation, attractive modern white suite comprising wash hand basin and low level w.c., good sized shower cubicle and fully tiled walls with attractive border tiling to contrast.

OUTSIDE

The property enjoys attractive gardens maintained under a maintenance agreement. There is also resident car parking and space for visitors.

The property also has an enclosed wheelie bin storage area.

AGENT'S NOTES

The property is leasehold and we are advised by the residents that the current maintenance charge is £152.57 per month (to be confirmed by Solicitors). This includes buildings' insurance, external maintenance, the upkeep of the gardens and communal areas. There is a manager who works set hours in the on site office.

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. 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.

There is a restriction on pets - you must walk them off the development to do their business.

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).

NOTE FOR BUYERS

The vendors have opted to provide a legal pack for the sale of their property which includes a set of searches. The legal pack provides upfront the essential documentation that tends to cause or create delays in the transactional process.
The legal pack includes
• Evidence of title
• Standard searches (regulated local authority, water & drainage & environmental)
• Protocol forms and answers to standard conveyancing enquiries
The legal pack is available to view in the branch prior to agreeing to purchase the property. The vendor requests that the buyer buys the searches provided in the pack which will be billed at £360 inc VAT upon completion. We will also require any purchasers to sign a buyer's agreement.

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

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.