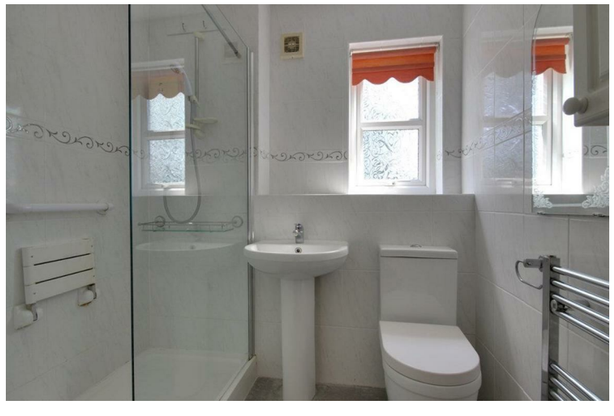

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QUICK & CLARKE

The Property Specialists

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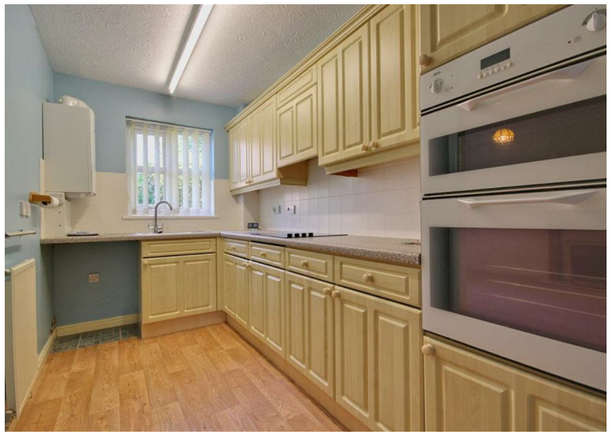

40 John Gray Court, Willerby HU10 6XZ

£140,000

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- No Chain
- Over 55's complex
- Two bedrooms - one fitted
- Contemporary shower room
- Modern kitchen
- Spacious lounge
- Beautiful communal gardens
- Resident's parking
- Council tax band B
- EPC rating awaited

Arguably having one of the best plots on the development, this ground floor over 55's retirement apartment is offered to the market with no chain. Beautifully presented throughout and enjoying surrounding communal gardens, therefore creating the perfect backdrop.

Enjoying uPVC double glazing and gas central heating, the accommodation has entrance porch, spacious lounge with fireplace, modern fitted kitchen with built-in appliances, two bedrooms, one of which is fitted, and a contemporary shower room. There is resident's parking within the complex and the communal gardens are beautifully tended under the management programme.

This property truly deserves an internal viewing asap as it won't be on the market for long.

LOCATION

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

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. Willerby/Kirk Ella have two primary schools; St Andrews in Kirk Ella and Carr Lane in Willerby, with the secondary school located in Willerby. Hymers College and Hull Collegiate are within driving distance. 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 PORCH

A red composite door with glazed inserts leads into the entrance porch with a door leading into the lounge.

LOUNGE

15'6 x 9'2 max (4.72m x 2.79m max)
uPVC double glazed window to the front elevation, Adam style fire surround in oak effect with granite back and hearth incorporating a living flame fire, access to the understairs storage cupboard and TV aerial point. An opening leads into the kitchen.

BREAKFAST KITCHEN

13'8 x 6'4 (4.17m x 1.93m)
uPVC double glazed window to the front elevation. An extensive range of maple base and wall units with worksurfaces and tiled splashbacks, space and plumbing for washing machine, double electric fan oven with ceramic hob and extractor, space for a small table.

INNER HALLWAY

Providing access to:

BEDROOM 1

11'9 x 9'1 to wardrobes (3.58m x 2.77m to wardrobes)
uPVC double glazed window to the rear elevation, modern fitted bedroom furniture comprises three double wardrobes, fitted cabinet and bedside units.

BEDROOM 2

10'4 x 6'10 (3.15m x 2.08m)
uPVC double glazed window to the rear elevation.

SHOWER ROOM

6'6 x 5'6 (1.98m x 1.68m)
uPVC double glazed window to the side elevation. Contemporary three piece suite in white comprising low level WC, pedestal wash basin and large independent shower cubicle, tiling to wet areas.

OUTSIDE

The communal gardens encase the property and are beautifully tended under the management agreement. Residents can also park within the complex. To the front of the property is a small picket fence enclosing the wheelie bins.

AGENT'S NOTE

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 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 general meeting.

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 £123.58 per calendar month (to be confirmed by solicitor) and includes the on-call service, property and garden maintenance and window cleaning. The lease is 125 years from 1995 with 97 years left.

COUNCIL TAX

The Council Tax Band for this property is Band B.

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.

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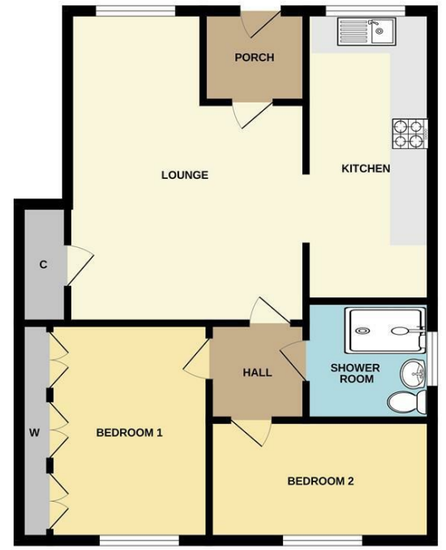
GROUND FLOOR



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.