





The Property Specialists

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17 John Gray Court, Willerby HU10 6XZ
O.I.R.O. £115,000

- Popular exclusive over 55's development
- No forward chain
- Two bedrooms
- Modern shower room
- Spacious Lounge with fireplace
- Modern breakfast kitchen
- Well maintained communal gardens
- Resident parking
- EPC rating C; Council tax band B

Located within this most highly regarded residential area and enjoying a superb outlook onto communal gardens, we are delighted to present to the market this first floor two bedroomed apartment. Offered with no forward chain and an integral part of this Over 55's development, the property enjoys entrance lobby, staircase to the apartment, spacious lounge dining room with storage cupboard, breakfast kitchen, two bedrooms, one of which is fitted, and a modern shower room.

Ideally located for local amenities and with the added benefit of having a Lifeline Alarm installed which residents can access via a monthly subscription, residents parking and beautiful communal gardens, viewing is a definite must.

LOCATION

John Gray Court is located off Main Street in Willerby within ease of reach of bus services, local shops and all that Willerby 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. 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

ENTRANCE LOBBY

A red composite door with glazed inserts leads into the entrance lobby with staircase leading to the first floor accommodation.

FIRST FLOOR

LOUNGE

14'11 x 11'10 (4.55m x 3.61m)
Double glazed window to the front elevation, fire surround with electric fire, TV aerial point and storage cupboard.

BREAKFAST KITCHEN

12'6 x 6'1 (3.81m x 1.85m)
Double glazed window to the front elevation, fitted base and wall units incorporating glass display with integral lighting, tiled splashbacks, gas central heating boiler, space and plumbing for washing machine, hob with electric oven, sink unit with drainer and space for fridge freezer.

INNER HALLWAY

Providing access to:

BEDROOM 1

13'1 x 10'3 max (3.99m x 3.12m max)
Double glazed window to the rear elevation. Fitted wardrobes provide hanging and storage facilities with built-in dressing table and overhead units.

BEDROOM 2

9'9 x 7'5 (2.97m x 2.26m)
Double glazed window to the rear elevation.

SHOWER ROOM

6'2 x 6' (1.88m x 1.83m)
Double glazed window to the side elevation. Modern three piece suite in white enjoys independent shower cubicle with grab handles within and thermostat shower, wash basin set in attractive vanity unit with storage below and low level WC. All beautifully complemented with tiled splashbacks with feature border tiling, extractor and towel radiator.

EXTERNAL

Residents can enjoy resident parking and communal gardens both of which are maintained under the maintenance agreement. Parking is available within the development on a first come, first serve basis.

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 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 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.

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. Made with Metropix ©2023