



**QUICK & CLARKE**  
The Property Specialists

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**39 John Gray Court, Willerby HU10 6XZ**  
**£139,000**

- No chain
- Over 55's complex
- Two bedrooms, one fitted
- Modern bathroom
- Modern fitted breakfast kitchen
- Spacious lounge with storage cupboard
- Residents' parking
- Beautiful communal gardens
- Council Tax Band B
- EPC Rating: C

Enjoying a prime head of mews location, and arguably having such a favourable plot, we present to the market this ground floor over 55's retirement apartment which has the added benefit of having no forward chain. Well presented throughout, and enjoying surrounding gardens which create the perfect backdrop, the property boasts uPVC double glazing and gas central heating and benefits from entrance hallway, spacious lounge with storage cupboard, fitted breakfast kitchen with built-in appliances, two bedrooms, one of which is fitted, and a modern bathroom. There is residents' parking within the complex which is available on a first come first served basis, and communal gardens which are beautifully tended under the management agreement. This property now awaits its new owners and an internal viewing is a definite must.

#### LOCATION

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 and 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

##### GROUND FLOOR

A composite door with glazed inserts leads into:

##### ENTRANCE HALLWAY

Door into:

##### LOUNGE

16'7" x 10'10" (5.05m x 3.30m)

Two uPVC double glazed windows to the front elevation, TV aerial point and access to storage cupboard. Sliding doors lead into:

##### BREAKFAST KITCHEN

12' x 6'5" (3.66m x 1.96m)

uPVC double glazed window to the front elevation, an extensive range of fitted base and wall units in white with contrasting work surfaces and coordinating tiled splashbacks, glass display units with integral lighting, stainless steel high level single oven with electric hob and extractor, space for fridge freezer, space and plumbing for washing machine and sink unit with drainer and mixer tap.

##### INNER HALLWAY

Leading to:

##### BEDROOM 1

13'8" x 11'11" maximum (4.17m x 3.63m maximum)

uPVC double glazed window to the rear elevation and fitted wardrobes providing hanging and storage facilities.

##### BEDROOM 2

10'2" x 6'9" (3.10m x 2.06m)

uPVC double glazed window to the rear elevation.

##### BATHROOM

6'6" x 6'5" (1.98m x 1.96m)

uPVC double glazed window to the side elevation, modern three piece suite in white comprising low level w.c., pedestal wash hand basin and panelled bath with thermostatic shower over, tiled splashbacks to wet areas and stainless steel grab rail.

##### 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 NOTES

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.

GROUND FLOOR



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.

While 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 floorplan 0523