

Whitakers

Estate Agents



4 John Gray Court, Hull, HU10 6XZ

£132,000

No Onward Chain!

If you are looking for an over 55's apartment ready to move straight into and enjoy, stop your search you have just found it!

This immaculate two bedroom apartment has just undergone a full program of refurbishment to a good standard, now offered to the market with no onward chain, in move into condition ready to enjoy from day one and benefits from a 24 hour emergency call system and warden support.

The main features include - entrance, spacious front lounge that lets the natural light flood the room, newly fitted contemporary kitchen with some appliances, two good bedrooms and a newly installed modern shower room, together with new carpets and floor coverings throughout.

Externally there are well kept communal gardens and residents parking. The apartment is in close proximity to local shops, GP services and the established Willerby Shopping Park.

Early viewings are advised to fully appreciate the accommodation on offer.

The Property Comprises

Ground Floor

Entrance

With a composite front door leading to the lobby and stairs

Lounge 16'4 x 11'2 (4.98m x 3.40m)



Two central heating radiators and two uPVC double glazed windows and store cupboard.

Kitchen 13'5 x 6'3 (4.09m x 1.91m)



New floor and eye level units with complimentary work surfaces above and splash back tiling. Oven, hob and hood above. Sink with mixer tap and uPVC double glazed window.

Inner Hall

Loft hatch with ladder to large boarded out loft space, ideal for storage

Bedroom One 13'9 x 10'9 (4.19m x 3.28m)



Central heating radiator and uPVC double glazed window.

Bedroom Two 10'2 x 6'7 (3.10m x 2.01m)



Central heating radiator and uPVC double glazed window.

Shower Room 6'5 x 6'3 (1.96m x 1.91m)



Newly installed suite comprising of a walk in enclosure with mixer shower, low flush toilet and vanity sink unit, large heated towel rail.

External



With well kept communal gardens and residents parking.

Council Tax
East Riding Of Yorkshire
Band: B

EPC
EPC rating - C

Tenure
The tenure is long leasehold

Material Information
Construction - standard
Conservation Area - No
Flood Risk - No risk
Mobile Coverage / Signal - EE Vodafone Three
O2
Broadband -Basic 18 Mbps Ultrafast 1000 Mbps
Coastal Erosion - N/A
Coalfield or Mining Area -N/a

Additional Services

Whitaker Estate Agents offer additional services via third parties: surveying, financial services, investment insurance, conveyancing and other services associated with the sale and purchase of your property.

We are legally obliged to advise a vendor of any additional services a buyer has applied to use in connection with their purchase. We will do so in our memorandum of sale when the sale is instructed to both parties solicitors, the vendor and the buyer.

Agents Notes

Services, fittings & equipment referred to in these sale particulars have not been tested (unless otherwise stated) and no warranty can be given as to their condition. Please note that all measurements are approximate and for general guidance purposes only.

Free Market Appraisals / Valuations

We offer a free sales valuation service, as an Independent company we have a strong interest in making sure you achieve a quick sale. If you need advice on any aspect of buying or selling please do not hesitate to ask.

Whitakers Estate Agent Declaration

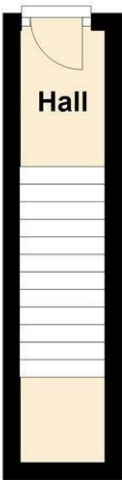
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Front external

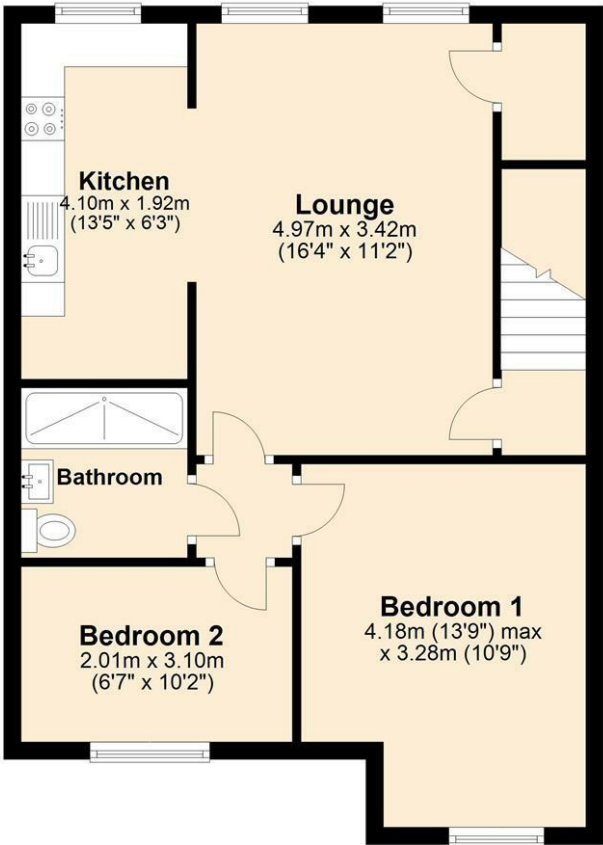


Floor Plan

Ground Floor

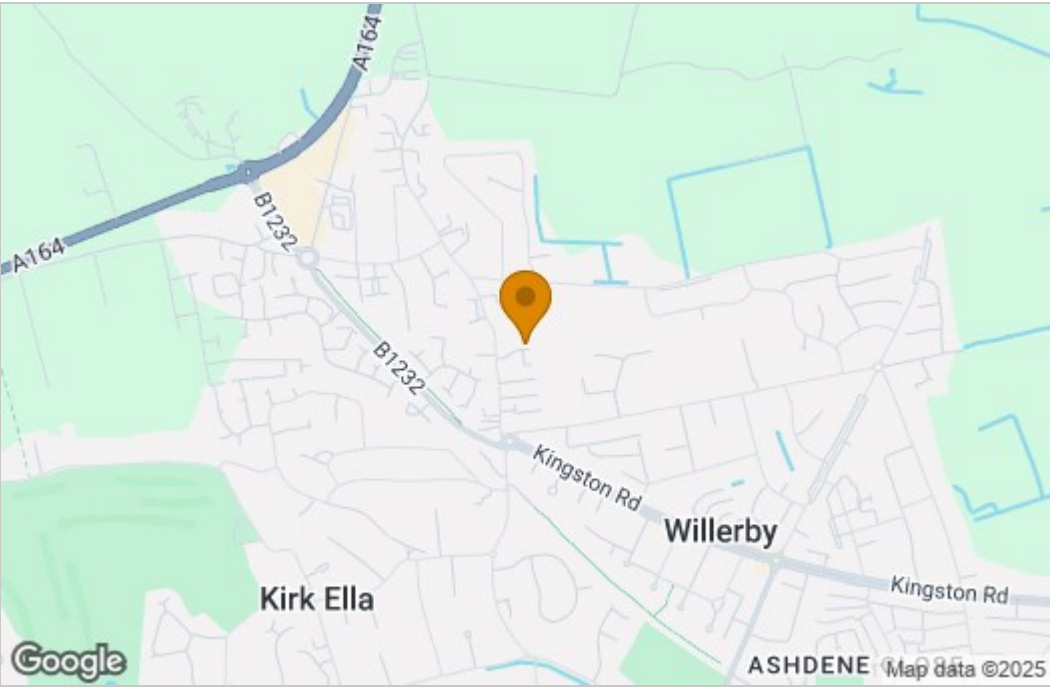


First Floor

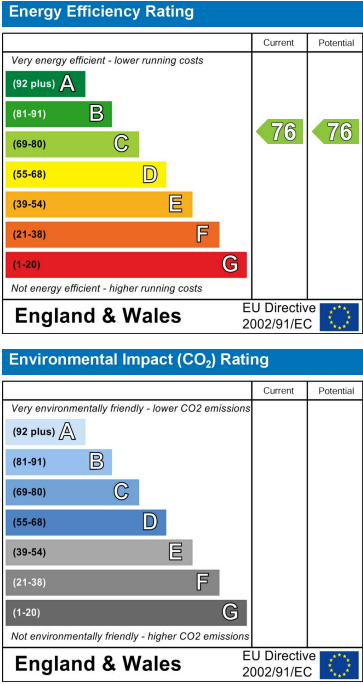


Please note floorplans are for guidance only and are intended to give a general impression of the property.
Plan produced using PlanUp.

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.