



QUICK & CLARKE
The Property Specialists

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4 John Gray Court, Willerby HU10 6XZ
£124,995

- No forward chain
- Over 55s complex
- First floor apartment
- Well-presented throughout
- Two bedrooms (one fitted)
- Contemporary shower room
- Fitted breakfast kitchen
- £5000 cashback upon completion
- Beautiful communal gardens and residents parking
- Council tax B, EPC rating D

Enjoying a prime position on the first section of this small courtyard development, we are delighted to present to the market this superb first floor, over 55s, retirement apartment. *£5000 cash back upon completion*

The property enjoys uPVC double glazing and gas central heating and in brief has door leading to the lobby with staircase up to the apartment, lounge with storage cupboard, fitted breakfast kitchen, two good sized bedrooms, one of which is fitted, and a modern shower room. The development itself enjoys beautifully maintained communal gardens and parking within.

Offered with no forward chain, simply ready to move into, an internal viewing is highly recommended.

LOCATION

John Gray Court is located off Main Street in Willerby within ease of reach of all the amenities in the centre. 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 composite door with glazed inserts leads into the entrance lobby which has stairs leading up to the apartment.

FIRST FLOOR

LOUNGE

16'7 x 11'2 (5.05m x 3.40m)

Two uPVC double glazed windows to the front elevation, fitted storage cupboard and TV aerial point. An opening leads into:

KITCHEN

13'6 x 6'4 (4.11m x 1.93m)

uPVC double glazed window to the front elevation, fitted base and wall units with worksurfaces and tiled splashbacks. Hob, single oven, sink unit with drainer and gas central heating boiler.

INNER HALLWAY

Access via pull-down ladder to fully boarded loft for storage. Doorways to:

BEDROOM 1

13'9 max x 9'3 decreasing to 7'10 (4.19m max x 2.82m decreasing to 2.39m)

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

BEDROOM 2

10'3 x 6'9 (3.12m x 2.06m)

uPVC double glazed window to the rear elevation.

SHOWER ROOM

6'7 x 6'4 (2.01m x 1.93m)

Modern three piece suite in white enjoying independent shower cubicle, pedestal wash basin and low level WC, extractor and fully tiled walls and floor.

EXTERNAL

The property enjoys communal gardens which are maintained under the maintenance agreement and residents car parking facilities, which is on a first come, first serve basis.

AGENTS 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 £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 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

EPC RATING

For full details of the EPC rating of this property please contact our office.

FIRST FLOOR



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 are not to be relied upon and no guarantee is given as to their quality or efficiency can be given. Made with floorplan 0203