



**John Gray Court, Willerby HU10 6XZ**

**Welcome to**

**John Gray Court, Willerby**

GUIDE PRICE £110,000 - £120,000

A Beautifully presented first floor apartment with an entrance hall leading to the First Floor, Lounge and well kept Kitchen, two Bedrooms and the family Bathroom. Call us to arrange a viewing.



## **Entrance Hall**

With double glazed front door leading in to the property and stairs leading up to the main living space.

## **Lounge**

11' 3" x 16' 8" ( 3.43m x 5.08m )

With 2 double glazed windows to the front of the property, 2 storage cupboards, electric fireplace with 'Adam' style surround.

## **Kitchen**

6' 2" x 12' 7" ( 1.88m x 3.84m )

With a range of wall and base units comprising of stainless steel sink and drainer, electric hob, electric oven, space for a fridge/freezer, splashback tiling. Central heating boiler and radiator.

## **Bedroom 1**

10' 9" to the rear of wardrobe x 12' 9" to the rear of wardrobe ( 3.28m to the rear of wardrobe x 3.89m to the rear of wardrobe )

With double glazed window to the rear of the property, fitted wardrobes and a radiator.

## **Bedroom 2**

7' 8" x 10' 3" to the rear of wardrobe ( 2.34m x 3.12m to the rear of wardrobe )

With double glazed window to the rear and a radiator.

## **Bathroom**

Part tiled bathroom comprising of panelled bath with bath/shower mixer tap, pedestal sink and w/c. Double glazed window to the side of the property.



***view this property online*** [williamhbrown.co.uk/Property/WBY111524](http://williamhbrown.co.uk/Property/WBY111524)



## Welcome to

### John Gray Court, Willerby

- GUIDE PRICE £110,000 - £120,000
- First Floor Apartment
- Two Bedrooms
- Well Presented
- Sought After Location.

Tenure: Leasehold EPC Rating: C

Council Tax Band: B Service Charge: Ask Agent

Ground Rent: Ask Agent

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

guide price

# £110,000 - £120,000



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/WBY111524](http://williamhbrown.co.uk/Property/WBY111524)



Property Ref:  
WBY111524 - 0009

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

## Directions to this property:

See below map for property location, for further details on the local area please contact the Residential Sales Team on 01482 653111.



william h brown



**01482 653111**



Willerby@williamhbrown.co.uk



10 Kingston Road, Willerby, HULL, East Yorkshire, HU10 6BN



**williamhbrown.co.uk**