Whitakers
Estate Agents









1 John Gray Court, Hull, HU10 6XZ

£162,950

NO ONWARD CHAIN – OVER 55s DEVELOPMENT

Introducing this recently refurbished, stunningly presented two-bedroom ground-floor apartment, offered with no onward chain and situated within an established over 55s development in Willerby, enjoying attractive communal gardens, along with residents' parking.

The property is conveniently positioned for the amenities of Willerby, including a variety of shops, cafés and everyday conveniences, with neighbouring Kirk Ella and the surrounding West Hull villages also within easy reach.

Upon entry, the resident is greeted by an entrance hallway that opens into a bright, spacious lounge with a useful storage cupboard, and a modern fitted kitchen with integrated appliances. An inner lobby leads to two bedrooms, including a generously sized principal bedroom with fitted wardrobes, both served by a modern shower room with a walk-in enclosure.

Externally to the front aspect, there is a private lawned garden enclosed by boundary hedging, complemented by a gravelled section with decorative planting. The development also benefits from well-maintained communal gardens with established planting and seating areas, alongside residents' parking. A shared side passage provides access to the rear communal gardens.

Offering recently refurbished accommodation on one level within an attractive and established setting, this charming property would suit those aged 55 and over seeking a conveniently located, low-maintenance home.

This is a rare opportunity to own a sought after, modernised ground floor corner plot with dual perspective. The property is stunningly presented throughout, ready for someone to move straight into!

EARLY VIEWING RECOMMENDED!

The accommodation comprises

Front external




Externally to the front aspect, there is a lawned garden that is enclosed by boundary hedging, and a gravelled section enhanced with decorative planting.

Entrance hall



Double glazed composite door, central heating radiator, and laminate flooring. Opening to :

Lounge 15'7" x 10'8" (4.75 x 3.26)



UPVC double glazed windows, recently fitted Venetian blinds, two central heating radiators, built-in storage cupboard, and laminate flooring.

Kitchen 9'6" x 6'5" (2.92 x 1.97)



UPVC double glazed window, and laminate flooring. Fitted with a range of floor and eye level units, worktops with splashback upstand above, porcelain sink with mixer tap, and integrated oven with hob and extractor hood above, and washing machine.

Inner lobby

Carpeted flooring, and leading to :

Bedroom one 14'8" x 11'1" maximum (4.48 x 3.38 maximum)



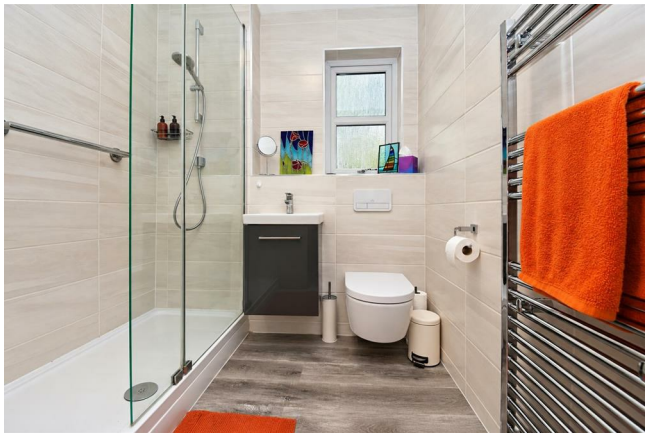
UPVC double glazed window, recently fitted Venetian blinds, central heating radiator, fitted wardrobes, and carpeted flooring.

Bedroom two 6'10" x 10'2" (2.09 x 3.10)



UPVC double glazed window, recently fitted Venetian blinds, central heating radiator, and carpeted flooring.

Shower room



UPVC double glazed window, central heating towel radiator, and fully tiled with laminate flooring. Furnished with a three-piece suite comprising walk-in enclosure with mixer shower, vanity wash basin with mixer tap, and low flush W.C.

Communal gardens and parking







A shared side passage extends down the side of the property and reaches the rear communal gardens which are laid to lawn with established planting. The development also benefits from having dedicated residents parking.

Aerial view of the property



The red boundary line shown in aerial photographs is provided for illustrative purposes only and is intended to give a general indication of the property's approximate boundaries. It may not accurately reflect the precise legal boundary, and it should not be relied upon as a definitive representation. Interested parties are advised to consult official title plans, legal documentation, or a qualified surveyor to confirm exact boundaries before making any decisions based on this information.

Land boundary



Tenure

The property is held under Leasehold tenureship

Council Tax band

Local Authority - East Riding Of Yorkshire
Local authority reference number - WIB098001000
Council Tax band - B

EPC rating

EPC rating - C

Material Information

Construction - Standard
Conservation Area - No
Flood Risk - Very low
Mobile Coverage / Signal - EE / Vodafone / Three

/ O2
Broadband - Basic 16 Mbps / Ultrafast 10000 Mbps
Coastal Erosion - N/A
Coalfield or Mining Area - N/A

Service Charge
The current Service Charge is £190.49 pcm.

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 Declaration
We wish to inform any prospective purchaser that we have not carried out a survey, or tested the services, appliances, plumbing or heating system and specific fittings at this property. Measurements and floorplans provided are approximate and for guidance only. Floorplans are intended to provide a guide to the property and should not be relied on. Square footages are approximate.

Photographs are intended to show the maximum area of a room and wide angle lenses are used. This can sometimes have the effect of making a room appear larger and should not be relied upon.

The agents for themselves and for the vendors or lessors of this property whose agents they are, give notice that the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. All descriptions, measurements, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct and any intending purchaser or tenant should not rely on them as statements or representations of fact and should satisfy themselves by inspection or otherwise as to the correctness of each of them.

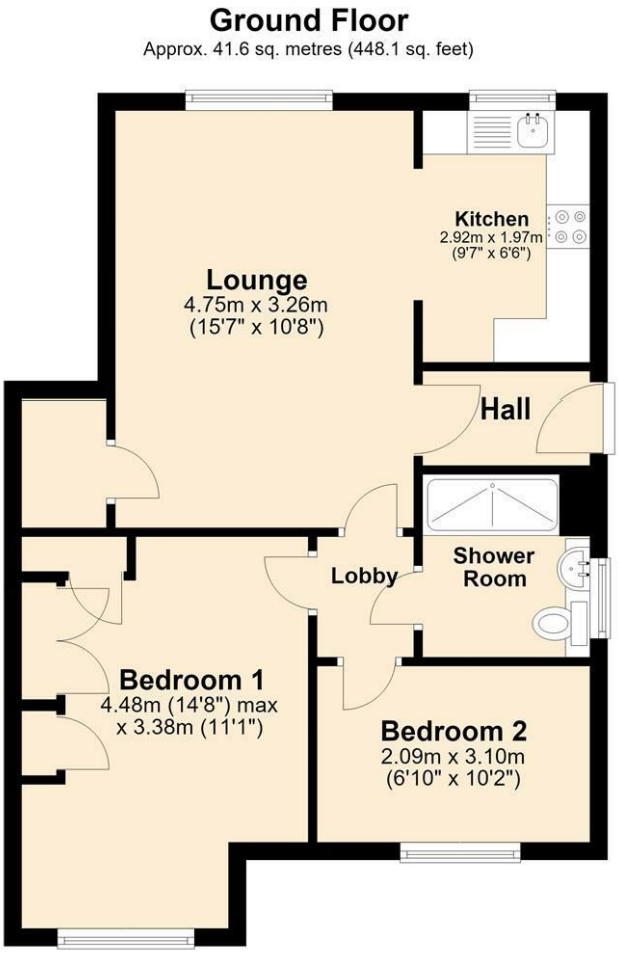
AI may be used in these particulars. No person in the employment of the agents has any authority to make or give any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact us and we will be pleased to check the information, Such queries should be made before viewing a property. All negotiations must be conducted via Whitakers Estate Agents Limited.

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.

Making an offer
In order to progress an offer we are legally required by HMRC to conduct anti-money laundering checks on all potential buyers. Once your offer is accepted, subject to contract, we will send a secure link to make payment and then complete the biometric checks electronically. The cost of this is £25 per person with a maximum of £50.00 - these fees are non refundable.

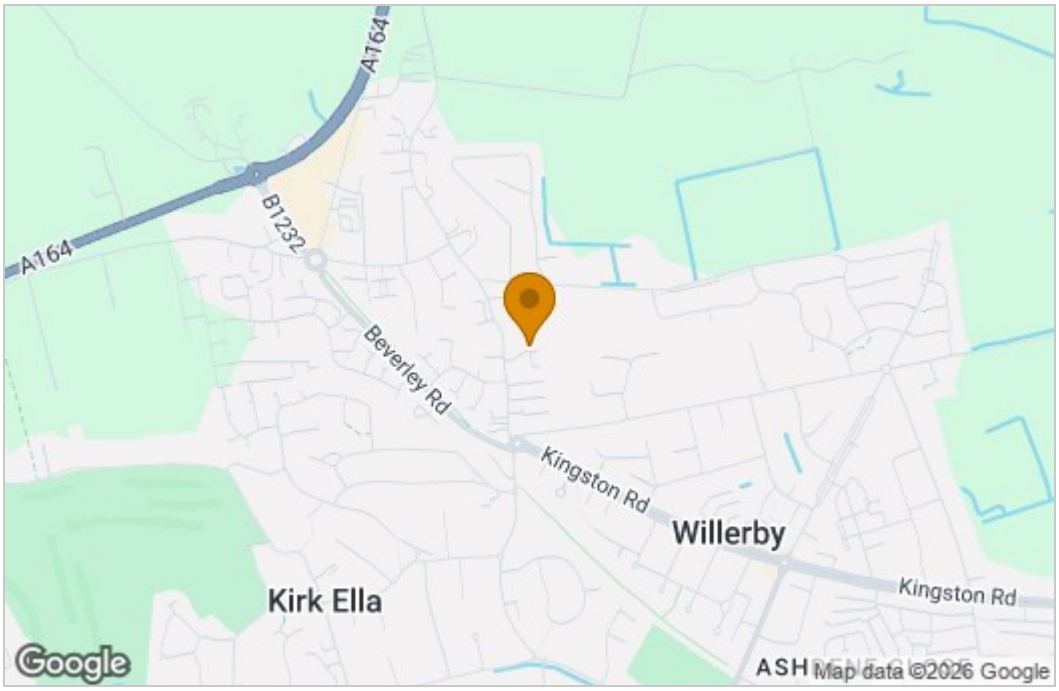
Once these checks are completed, and you have provided all evidence of funding requested along with your solicitors details, details will be passed to solicitors to progress a sale.

Floor Plan

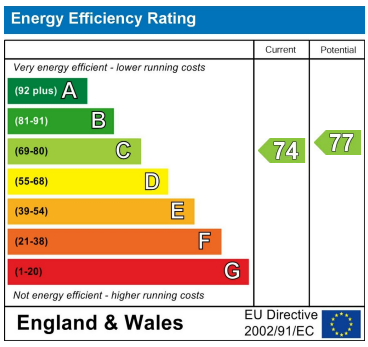


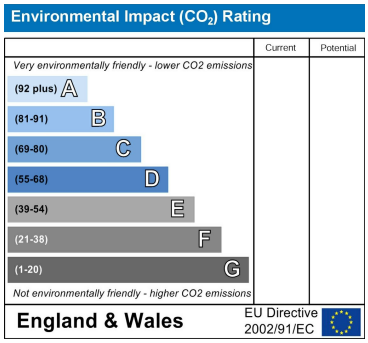
Total area: approx. 41.6 sq. metres (448.1 sq. feet)

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.

38 Wilson Street, Anlaby, East Riding Of Yorkshire, HU10 7AN
Tel: 01482 657657 Email: anlaby@whitakers.co.uk https://www.whitakers.co.uk