Whitakers
Estate Agents









8 John Gray Court, Hull, HU10 6XZ

£95,000

Whitakers Estate Agents are pleased to introduce this two-bedroom leasehold apartment, established within John Gray Court, a development dedicated to the over-55s. Offered to the market with NO ONWARD CHAIN, the property provides well-proportioned accommodation alongside attractive communal gardens and residents' parking.

Upon entry, the resident is greeted by a private entrance lobby, with a staircase ascending to the main accommodation. The landing opens into a spacious lounge with useful storage, alongside a fitted kitchen. An inner hallway then leads to two fitted double bedrooms, served by a bathroom furnished with a three-piece suite.

Externally, the apartment is set within well-maintained grounds featuring attractive communal gardens and residents' parking. The development is also conveniently positioned for the shops and amenities around Willerby Square, Willerby Shopping Park, the local library and transport links serving the surrounding area.

Early viewing is recommended to fully appreciate the accommodation and setting on offer.

The accommodation comprises

Ground floor

Entrance hall
Entrance door, gas central heating radiator, and staircase to the landing off. Leads to:

Lounge 17'1" x 11'4" maximum (5.22 x 3.47 maximum)



Twin Upvc double glazed windows, gas central heating radiator, feature fireplace and a living flame fire, coved ceiling and two storage cupboards.

Kitchen 12'10" x 6'5" (3.93 x 1.96)



Upvc double glazed window, gas central heating radiator, fitted with a range of base wall and drawer units with fitted worktops and tiled splash backs, single drainer sink unit, plumbing for an automatic washing machine, split level oven and hob and a gas central heating boiler.

Inner hallway
Access to the loft space. Leads to:

Bedroom one 13'5" x 10'11" (4.10 x 3.34)





Upvc double glazed window, gas central heating radiator and a coved ceiling.

Bedroom two 7'9" x 10'4" (2.38 x 3.16)



Upvc double glazed window, gas central heating radiator, fitted wardrobes and a coved ceiling.

Bathroom



Upvc double glazed window, gas central heating radiator, fitted with a three piece suite comprising panelled bath with a mixer shower, wash basin and a low flush WC., partially tiled and an extractor fan.

Communal gardens




The property is set in communal gardens, the upkeep of which is covered by the service charge.

Parking
Residents parking is available on site.

Tenure
The property is held under Leasehold tenureship

Council Tax band
Local Authority - East Riding Of Yorkshire
Local authority reference number - WIB098008000
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
Please be advised our clients solicitors have confirmed there is no Ground Rent Payable, 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.

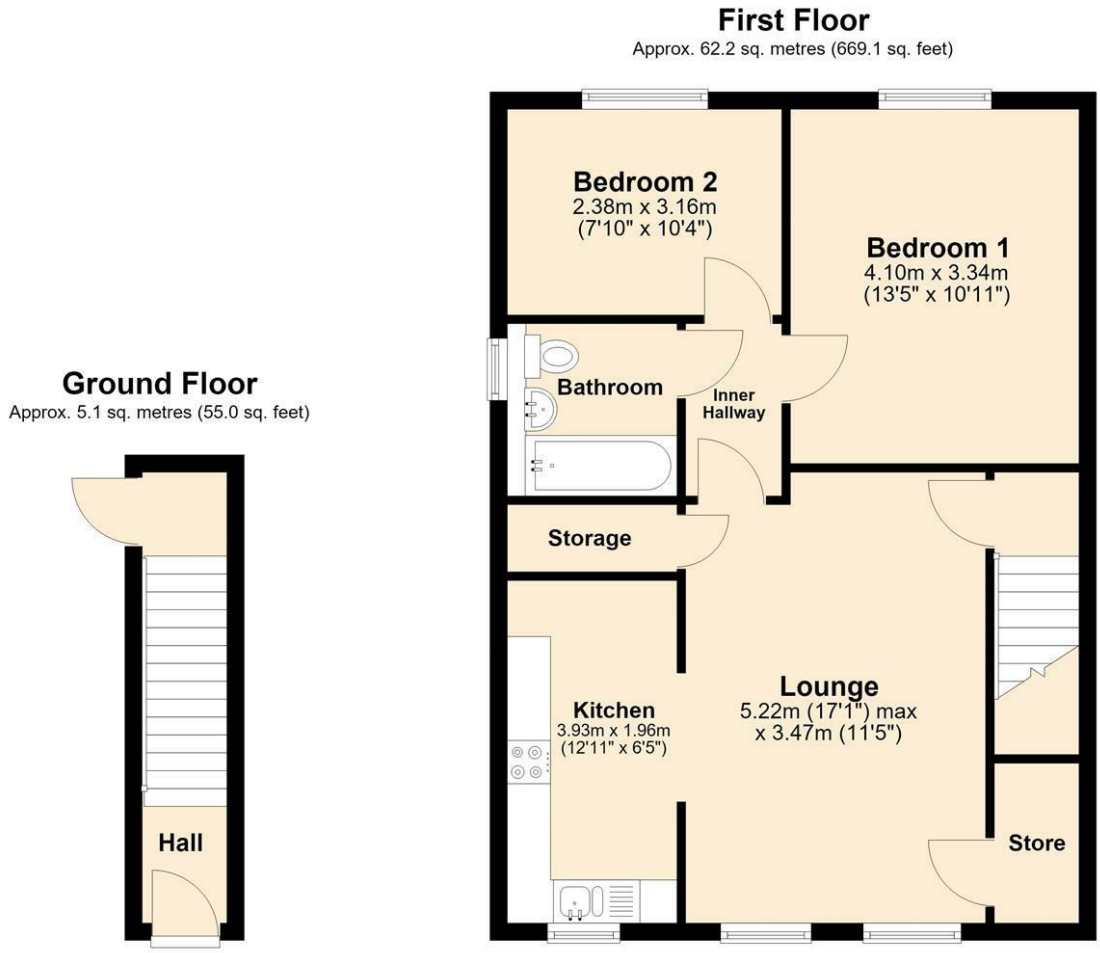
AI may be used in these particulars. No person in the employment of the agents has any authority to make or give any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact us and we will be pleased to check the 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.

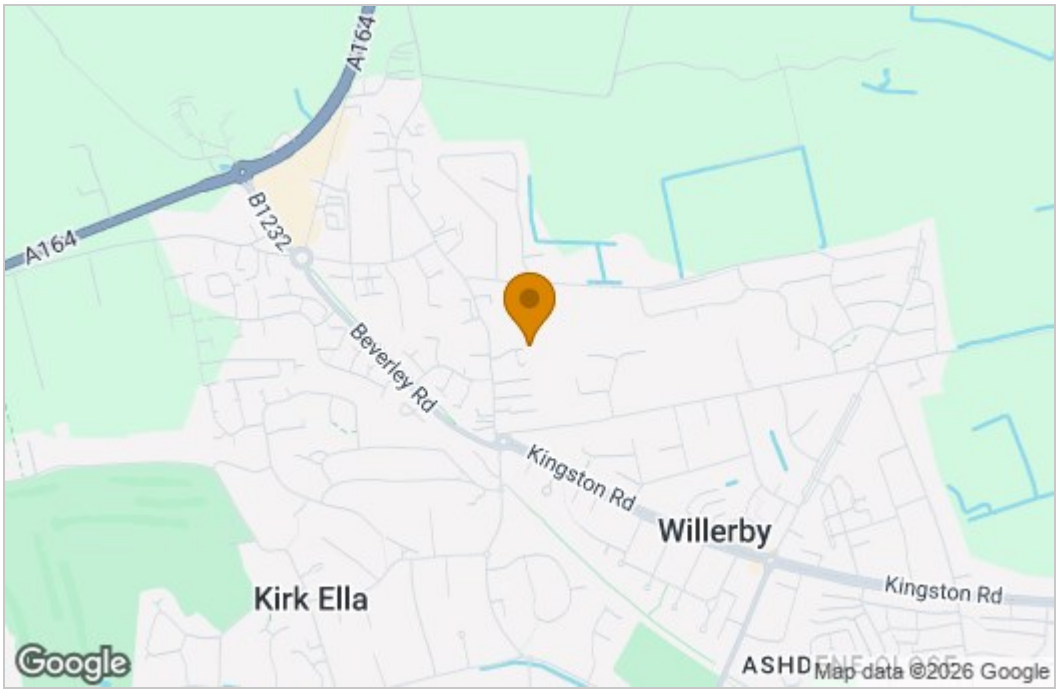
Once these checks are completed, and you have provided all evidence of funding requested along with your solicitors details, details will be passed to solicitors to progress a sale.

Floor Plan

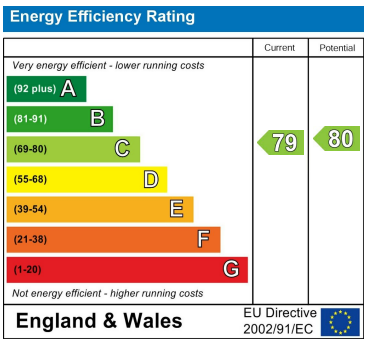


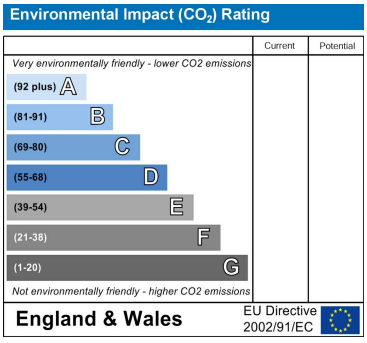
Total area: approx. 67.3 sq. metres (724.1 sq. feet)

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.

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