



48 John Gray Court, Willerby, East Yorkshire, HU10 6XZ

- 📍 Immaculate Det. Bungalow
- 📍 Freehold Property
- 📍 For the Over 55's
- 📍 Two Double Bedrooms
- 📍 Super Living Area
- 📍 Modern Quality Kitchen
- 📍 Walled Garden and Garage
- 📍 EPC = D

£295,000

INTRODUCTION

This freehold detached bungalow occupies such a convenient location. Part of John Gray Court, a purpose built development for the over 55's, it is situated just off Main street close to a variety of amenities and shops including a doctor's surgery and the nearby Willerby shopping park. A main bus route is also on hand. The property's tenure is freehold and therefore has no ground rent to pay nor are there any management/service charges payable. This extremely spacious property has been comprehensively refurbished by the current owner and is in immaculate condition. The accommodation has gas fired central heating via a modern boiler, uPVC framed double glazing and briefly comprises an entrance hallway, a super lounge/dining room with a triple aspect, recently installed quality kitchen with integrated appliances, two double bedrooms with fitted furniture and a bathroom. Gardens surround the property and a side drive provides parking and gives access to the single garage. A particular feature is the walled rear garden which enjoys a southerly aspect. The garden is mainly lawned complemented by gravel and paved areas, complete with a summer house and garden shed.

LOCATION

The location of this property is so convenient being situated just off Main Street and therefore ideally placed for an array of shops and amenities. A doctor's surgery is nearby and Main Street is home to a variety of shops with Willerby Square providing further facilities and Willerby shopping park is also nearby. A main bus services is available on Main Street. Convenient access is therefore available into Hull city centre or good connections are available to Beverley, the Humber Bridge and the A63/M62 motorway network.

ACCOMMODATION

Residential entrance door to:

ENTRANCE HALL

A spacious hallway providing access to all rooms.

LIVING ROOM

26'1 x 14'5 approx narrowing to 9'1 (7.95m x 4.39m approx narrowing to 2.77m)

This stunning lounge/diner is extremely spacious and has aspects to three elevations. There is a feature marble fireplace housing an electric fire, flanked by windows to side. There is a window to the front and patio doors open to the rear.



ALTERNATIVE VIEW



DINING AREA



KITCHEN

12'0 x 9'5 approx (3.66m x 2.87m approx)
A super kitchen having been thoughtfully designed and recently installed. There is an extensive range of fitted units with complementary work surfaces and breakfast bar area. Appliances include a NEFF oven, hob and extractor hood above, integrated fridge freezer and there is a one and a half sink and drainer. A window overlooks the rear garden and a door leads out.



ALTERNATIVE VIEW



BEDROOM 1

13'3 x 10'9 approx (4.04m x 3.28m approx)
With fitted wardrobes, window to front elevation.



BEDROOM 2

14'5 x 9'5 approx (4.39m x 2.87m approx)
With fitted furniture to one wall comprising shelves, cupboards and drawers. Window overlooking the rear garden.



BATHROOM

With suite comprising low level WC, pedestal wash hand basin, panel bath with shower over and screen, tiled surround.



OUTSIDE

There is a garden area to the front and a side drive provides parking and access to the single detached garage. The walled rear garden enjoys a southerly aspect and is mainly lawned complemented by paving and gravel areas. There is a summer house and a garden shed.



REAR VIEW OF PROPERTY



TENURE

Freehold

COUNCIL TAX BAND

From a verbal enquiry we are led to believe that the Council Tax band for this property is Band D. We would recommend a purchaser make their own enquiries to verify this.

FIXTURES & FITTINGS

Fixtures and fittings other than those specified in this brochure, such as carpets, curtains and light fittings, may be available subject to separate negotiation. If there are any points of particular importance to you, please contact the office and we will be pleased to check the information for you.

VIEWING

Strictly by appointment through the agent. Brough Office 01482 669982.

AGENTS NOTE

For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements provided are approximate and for guidance purposes only. Floor plans are included as a service to our customers and are intended as a GUIDE TO LAYOUT only. NOT TO SCALE. Matthew Limb Estate Agents Ltd for themselves and for the vendors or lessors of this property whose agents they are give notice that (i) 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 (ii) all descriptions, dimensions, 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 but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of Matthew Limb Estate Agents Ltd 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 the office and we will be pleased to check the information, particularly if you contemplate travelling some distance to view the property.

VALUATION SERVICE

If you have a property to sell we would be delighted to provide a free/no obligation valuation and marketing advice. Call us now on 01482 669982.

PHOTOGRAPH DISCLAIMER

In order to capture the features of a particular room we will mostly use wide angle lens photography. This will sometimes distort the image slightly and also has the potential to make a room look larger. Please therefore refer also to the room measurements detailed within this brochure.

VIEWING APPOINTMENT

TIMEDAY/DATE

SELLERS NAME(S)



Ground Floor

Approx. 81.3 sq. metres (875.4 sq. feet)



Total area: approx. 81.3 sq. metres (875.4 sq. feet)

