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Limb
MOVING HOME

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

- Over 55's Development
- First Floor Apartment
- Move Straight In
- Council Tax Band = B
- 2 Bedrooms
- Communal Gardens
- Convenient Location
- Leasehold / EPC = C

Asking Price £122,499

INTRODUCTION

This attractive first floor apartment forms part of John Gray Court, a popular and highly desirable over 55's courtyard development which is ideally located close to Willerby's excellent range of amenities. This includes nearby healthcare services, shops and public transport making it a great place for those seeking a quite yet well connected place to live. The accommodation briefly comprises a private entrance hallway leading up to a spacious lounge, kitchen, two bedrooms and a shower room. Gas fired central heating to radiators and uPVC double glazing are installed. The development has the benefit of well maintained communal gardens, including a pétanque area together with residents parking available on a 'first come, first served' basis.

LOCATION

Willerby is an established and highly popular location in the heart of the West Hull landscape. Together with the neighbouring villages of Kirk Ella and Anlaby, Willerby provides an ideal environment for those seeking a high standard of living with an array of amenities and facilities on the doorstep.

A wide selection of local services and leisure facilities ensures that residents have everything they need within easy reach. The village is home to a variety of shopping options, including the prominent Waitrose supermarket and the Willerby Shopping Park. For dining and socialising, there are several traditional pubs and contemporary restaurants. The area is also well-equipped for health and wellness, with a variety of fitness and spa facilities available nearby.

The village is served by well-regarded primary schools such as Willerby Carr Lane Primary, which feeds into Wolfreton School and Sixth Form College. Furthermore, the proximity to independent options like Tranby School and Hymers College, ensures that educational needs are catered for at every level.

Willerby provides easy regional connectivity for both commuters and leisure travellers. It facilitates easy travel to Hull city centre, Beverley to the north and the A63/M62 corridor. Bus routes and nearby rail links at Hull, Hessle or Brough further enhance the village's accessibility.

Accessibility to key destinations includes:

- Hull City Centre: Approx. 5 miles
- Beverley (Historic Market Town): Approx. 7 miles
- York: Approx. 36 miles
- Leeds: Approx. 55 miles

Beyond the immediate vicinity, the location offers unparalleled access to the beauty of the East Riding countryside. The nearby Yorkshire Wolds present a stunning landscape of peaceful walking trails and traditional villages. This area is perfect for outdoor enthusiasts, offering easy exploration of the coast, including the dramatic clifftops and sandy beaches. The thriving market town of Beverley is nearby with the attraction of York still convenient yet a little more distant.

ACCOMMODATION

Residential entrance door to:

ENTRANCE HALLWAY

A private entrance hallway with stairs leading up to the first floor.

FIRST FLOOR

LIVING ROOM

A spacious living room with uPVC double glazed windows to front elevation. Useful storage cupboard to corner. Sliding doors open through to the kitchen.

KITCHEN

Having a good range of fitted wall and floor units with worksurfaces, one and a half sink and drainer with mixer tap, integrated Siemens oven, four ring hob and extractor hood above. There is also plumbing for automatic washing machine and a wall mounted gas fired central heating boiler. uPVC double glazed window to front elevation.

BEDROOM 1

With fitted furniture comprising wardrobe, drawers and storage cupboards. uPVC double glazed window to rear.

BEDROOM 2

uPVC double glazed window to rear.

SHOWER ROOM

With modern suite comprising large walk-in shower cubicle, fitted furniture with inset wash hand and concealed flush W.C., tiling to walls and floor, heated towel rail.

HEATING

The property has the benefit of gas central heating to radiators.

GLAZING

The property has the benefit of uPVC double glazing.

TENURE

We understand that the property is Leasehold. It is held on a 120 year lease which commenced in 1995.

MAINTENANCE/SERVICE CHARGES

A monthly maintenance charge includes 6-weekly window cleaning, upkeep of communal garden and areas, building insurance, the communication call facility and also contribution to a 'sinking' fund for planned works, gutter cleaning and provision of the estate manager. The estate manager's role is to ensure the estate and its assets are well maintained and as we understand it, the hours of duty are Monday, Tuesday and Thursday 1pm to 5pm, Wednesday and Friday 8:30am to 12pm. There is a communication call facility in each apartment and the calls are managed Anchor Housing. Residents can purchase a pendant which also connects to the system for emergency purchases. It understood that the service charge is approximately £200 per calendar month (to be confirmed by solicitors). These charges are agreed yearly with residents at an annual meeting.

AGE RESTRICTION

The minimum age for anyone moving into the apartments is 55 years of age. The apartments and development are designed for independent living and prospective purchasers should note that there are no facilities providing care or nursing.

PETS

We understand that permission may be gained from the management company for one cat or dog within the apartment.

COUNCIL TAX BAND

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

FIXTURES & FITTINGS

Please note those items specifically mentioned in these particulars are to be deemed as being included in the purchase price unless otherwise agreed in writing. Certain other items may be available by separate negotiation as to price, such as floor coverings, curtains and light fittings. Those items visible in the photographs such as furniture and personal belongings are not included in the sale price.

VIEWING

Strictly by appointment through the agent. Brough Office 01482 669982. A prospective viewer should check on the availability of this property prior to viewing.

AGENTS NOTE

For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances, plumbing or any heating system nor any specific fittings for this property and cannot verify that they are in working order.
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 be relied upon as being to scale.
Limb Estate Agents Ltd for themselves and for the vendors of this property whose agents they are give notice that:
(i) the sales particulars are set out as a general outline only for the guidance of intending purchasers, 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 however any intending purchaser 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 Limb Estate Agents Ltd has any authority to make or give any representation or warranty whatever in relation to this property. The agent will not be responsible for any verbal statement by a member of staff and only a specific written confirmation should be relied upon. The agent will not be responsible for any loss other than when specific written confirmation has been requested.
The sales particulars may change in the course of time and any intending purchaser is advised to make a final inspection of the property prior to an exchange of contract.
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.
These sales particulars are issued on the strict understanding that all negotiations are conducted through Limb Estate Agents Ltd.

PHOTOGRAPH DISCLAIMER

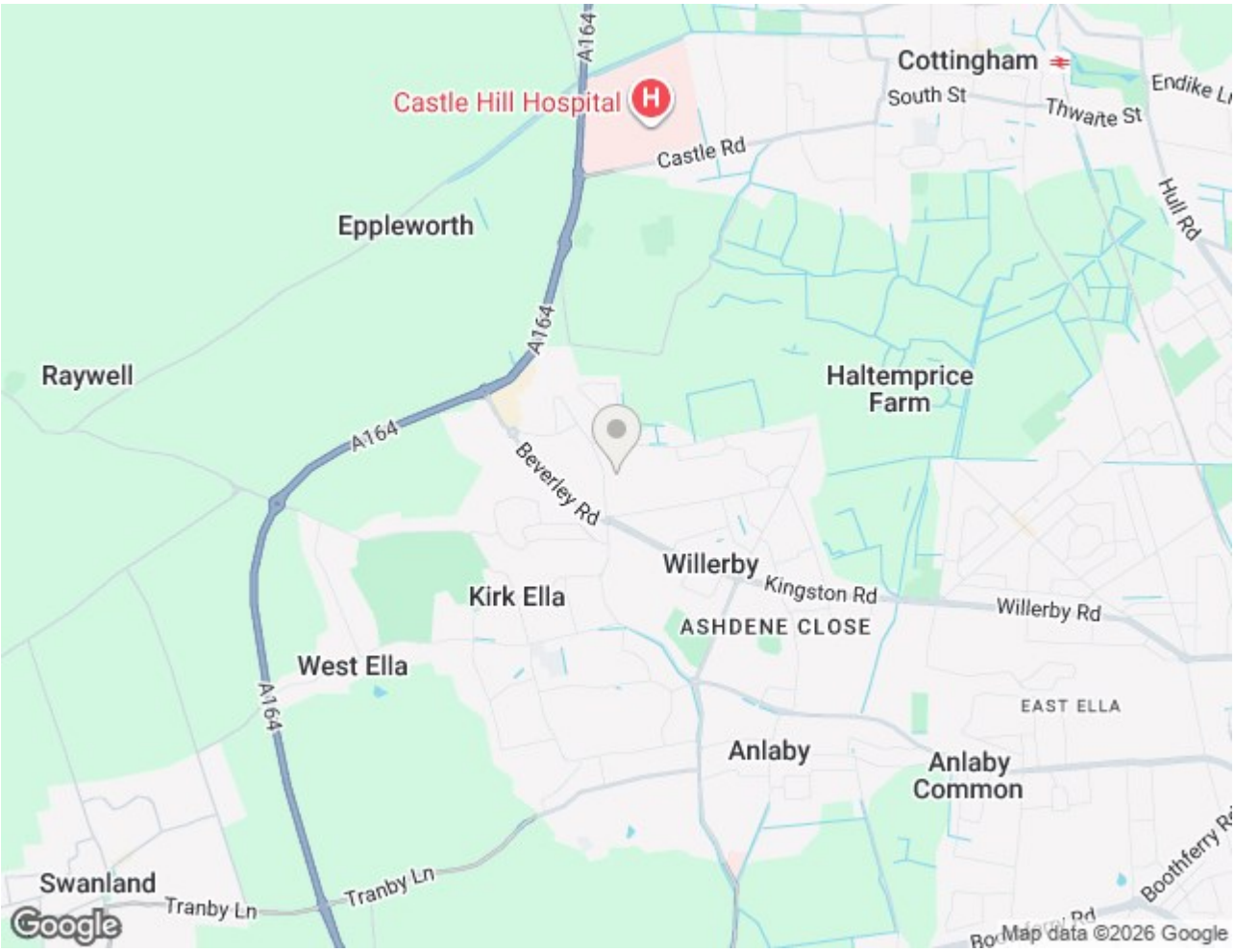
In order to capture the features of a particular room we will often use wide angle lens photography. This has the potential to make a room look larger. Please therefore refer also to the room measurements detailed within the particulars. AI may have also been used to enhance photography. Please be aware that the items shown in photographs are not included in the sale of the property other than those stated in the written sales particulars.

PROGRESSING AN OFFER

In order to progress an offer we are required by law to conduct anti-money laundering checks on all potential buyers. In line with HMRC guidelines, we ask Lifetime Legal, in this respect to carry out these checks. Once your offer is accepted in principle (subject to contract) they will send a secure link to complete the biometric checks electronically. This process incurs a non-refundable fee of £48 including VAT and Lifetime Legal will handle the payment for this service direct with you. Once these checks are completed, and you have provided all evidence of funding requested along with your solicitors details, we will then issue the Memorandum of Sale to the solicitors in order for the conveyancing to commence.

PROPERTY TO SELL?

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.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Cottingham
South St
Thwaite St
Endike Ln
Castle Rd
Hull Rd
Eppleworth
A164
Raywell
Haltemprice Farm
Beverley Rd
Willerby
Kingston Rd
Willerby Rd
Kirk Ella
ASHDENE CLOSE
West Ella
EAST ELLA
Anlaby
Anlaby Common
Boothferry Rd
Swanland
Tranby Ln
Google
Map data ©2026 Google

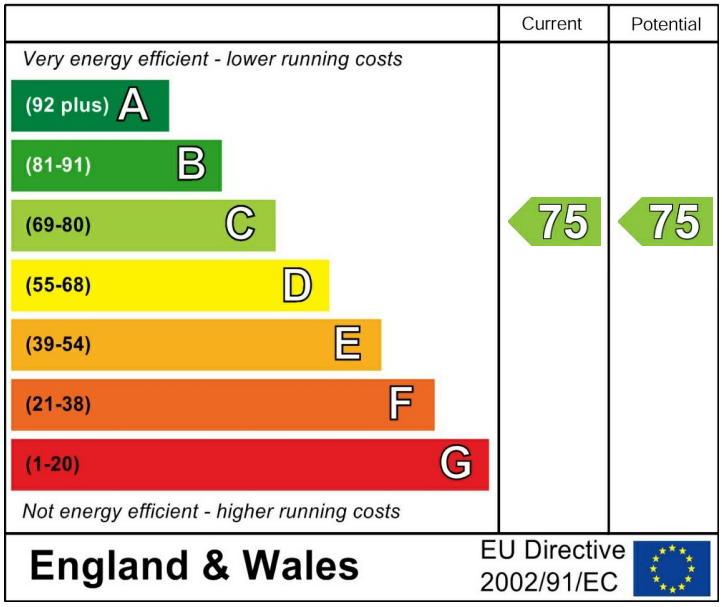
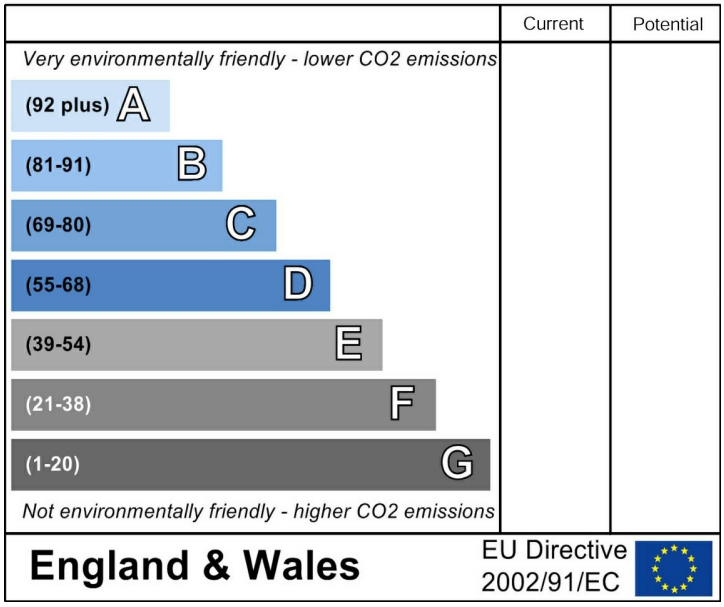
Approximate total area(1)
611 ft²
56.6 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Energy Efficiency Rating



Environmental Impact (CO_2) Rating