



£250,000

276 Grovehill Road,
Beverley

HEATING AND INSULATION
The property has gas-fired central heating and double glazing.

SERVICES
All mains services are connected to the property. None of the services or installations have been tested.

TENURE
Freehold. Vacant possession upon completion.

COUNCIL TAX
Council Tax is payable to the East Riding of Yorkshire Council. The property is shown in the Council Tax Property Bandings List in Valuation Band 'B' (verbal enquiry only).

VIEWINGS
Strictly by appointment with the agent's Beverley office.



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276 Grovehill Road, Beverley, HU17 0HP

A really delightful two bedroom bay fronted period mid terraced property in an attractive setting. Much improved by the current owner and now offering high quality living space with an attractive and sizeable outdoor area as well. It truly is a lovely property and early viewing is essential!

Located on a sought after part of Grovehill Road and set away from the road behind a wide grass verge and a range of mature cherry trees it has an appealing setting. The property was configured as three bedrooms and a ground floor bathroom when bought by the current owner. It now has a first floor four piece bathroom and really useful utility room/WC on the ground floor. With attractive reception rooms linked by a squared archway, an attractively fitted kitchen and 2 double bedrooms, both with period style fireplaces, it is a lovely place to live. There is a forecourt to the front, further setting it back from the road. At the rear there is a good-sized very attractively paved garden with well planted borders immediately to the rear of the house. Beyond the pedestrian right of way there is some block paving and then another area of enclosed garden configured as a kitchen garden with green house. The property has been sympathetically decorated and improved with a Shaker style kitchen, traditional cast iron style radiators, period style fireplaces and ceiling mouldings. In brief the accommodation comprises: Entrance Hall, Living Room with period fireplace, attractive Kitchen, Utility Room, 2 Double Bedrooms and a Bathroom with separate shower unit. Well maintained gardens to the front and rear.

We are sure this property will attract significant interest from a range of buyers given all it offers and a full internal inspection is highly recommended. Short of that, our 360 degree tour will provide a great overview.



ACCOMMODATION

Entrance Porch - with period tiling to the floor and lovely ceramic tiling to the lower walls.

Entrance Hall - oak style flooring

Living Room - with bay window to the front, feature period style fireplace, ceiling mouldings and oak style flooring. Squared arch to...

Dining Room - with a window to rear and oak style flooring.

Kitchen - an attractively fitted kitchen with a range of Shaker style units with hardwood work surface, porcelain sink, attractively tiled floor, window to side and door to garden.

Utility Room - with low flush WC, window to side, attractively tiled floor and Belfast sink.

First Floor Landing - fitted cupboard.

Bedroom 1 - a double bedroom with period style fireplace, oak style flooring and window to front.

Bedroom 2 - a window to rear, period style fireplace and fitted cupboard that also houses the gas boiler.

Bathroom - an attractively fitted and spacious bathroom with freestanding bath, separate walk-in shower unit, low flush WC, wash hand basin and window to the rear.

OUTSIDE

The property is forecourted to the front with higher shrubbery providing extra screening from the road. There is a low wall topped with railings to the front perimeter. To the rear of the house there is rear garden that is attractively paved with Indian sandstone paving and has herbaceous borders. There are three sheds providing excellent storage but if you wanted a larger private garden they could be removed to allow for that. There is a gate at the end of the initial area of garden that gives access to the right of way to the side which leads to the 10 foot at the end of the terrace. Beyond the right of way is an area of block paving. The current owner uses this for parking with the kind permission of the neighbouring properties as there is no formal vehicular right of way over their land. Beyond the block paving there is another area of enclosed garden which is set up as a kitchen garden with a greenhouse and fencing to the perimeters, a little like having an allotment except you own it and it's adjacent to your property.

