



#### HEATING AND INSULATION

The property has a gas-fired central heating system and uPVC 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.



£195,000

30 Grove Park,  
Beverley



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# 30 Grove Park, Beverley, HU17 9JX

A very well presented three bedroom end townhouse that forms part of this convenient and popular residential development just north of Beverley town centre. This lovely home, which will have wide appeal, also benefits from a garage immediately to the rear of the garden and an internal inspection is highly recommended to fully appreciate all that the property offers.

With well-proportioned and attractively presented accommodation the property will appeal to a range of purchasers including first-time buyers and investors. With gas fired central heating and uPVC double glazing, the accommodation briefly comprises: an Entrance Hall, Living Room, attractively fitted Dining Kitchen, First Floor Landing, two Double Bedrooms, a single Bedroom and a stylish Bathroom with a modern three-piece suite in white. There is a garden to the front of the property and a further paved garden to the rear with a single garage sitting immediately to the rear of the garden. The garage is currently split into two with the front area providing a space used as a gym and the rear as storage.

With such lovely accommodation in such a convenient location significant interest is anticipated so an early viewing is highly recommended. Before then our 360 degree tour will provide an excellent overview.



## LOCATION

The property forms part of a residential development just north of Beverley town centre, off Norwood. It therefore provides very convenient access to all the shops, restaurants, pubs and amenities that Beverley provides. Grove Park itself is a no-through road so despite its town centre location it is regarded as a quieter area to live. As well as providing convenient access to Beverley town centre by foot or otherwise, Beverley railway station is not too far away. The nearby A164 and A1035 provide good access to Hull and the wider road network.

## ACCOMMODATION

Entrance Hall - stairs to first floor.

Living Room - with large window to front and oak style flooring.

Dining Kitchen - an attractively fitted kitchen with a range of base and wall mounted units incorporating a range of appliances including washing machine, electric oven and hob, fridge and freezer. Tiled splashbacks, walnut style worksurface, two windows to rear, door to rear, built in cupboard and oak style flooring.

First Floor Landing - window to side.

Bedroom 1 - window to front.

Bedroom 2 - window to rear.

Bedroom 3 - window to front and fitted cupboard.

Bathroom - an attractively fitted bathroom with a modern white suite comprising 'P' shaped bath with shower screen and shower over, low flush WC, pedestal wash hand basin, tiled floor and walls, recessed low-voltage lighting to ceiling and window to rear.

## OUTSIDE

There is a largely lawned garden to the front of the property with a range of beds and borders. To the rear of the property there is a paved garden. To the rear of the garden there is a single garage which is split into two with the front end being used as a gym and the rear for storage. If a purchaser preferred to use this just as a garage this could quite simply be converted back.

