



HUNTERS<sup>®</sup>

## Norwood Grove

Beverley, HU17 9HR

Offers In The Region Of £325,000



Council Tax: C



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## Entrance Hall

UPVC double glazed front entrance door and windows to the front aspect. radiator, power points and stairs ascending to the first floor landing.

## Lounge

UPVC double glazed windows to the front and side aspects, radiator, power points and TV point.

## Reception 2 / Gym

UPVC double glazed window to the front aspect, radiator, TV point and power points.

## Kitchen / Diner

UPVC double glazed window to the rear aspect and French doors opening to the garden, a range of wall and base units with Quartz work surfaces, and splash backs, under counter sink and drainer unit, integrated dishwasher, integrated fridge / freezer, electric oven and hob, extractor hood, under-stairs cupboard, TV point and power points.

## Rear Entrance

UPVC double glazed door to the garden and radiator.

## Utility

Space for washing machine and tumble dryer, extractor fan, boiler and power points.

## WC

UPVC double glazed window to the rear aspect, radiator, low flush WC, wall mounted wash hand basin and extractor fan.

## First Floor Landing

UPVC double glazed window to the side aspect, laundry cupboard, radiator and power points.

## Bedroom 1

UPVC double glazed windows to the front and side aspects, fitted cupboard, feature fireplace, radiator, TV point and power points.

## Bedroom 2

UPVC double glazed windows to the side and rear aspects, fitted cupboard, radiator and power points.

## Bedroom 3

UPVC double glazed window to the front aspect, fitted cupboard, radiator and power points.

## Bathroom

UPVC double glazed window to the rear aspect, three piece bathroom suite comprising; panel enclosed bath with mixer taps and mains shower over, low flush WC, double wash hand basins with vanity units, tiled flooring, tiled walls, heated towel rail and extractor fan.

## Garden

Rear entrance to this low maintenance garden, with Astro turf, patio area, outside tap and lighting.

## Parking

Off road parking for two to three vehicles.

## Material Information - Hunters Beverley

Tenure Type; Freehold

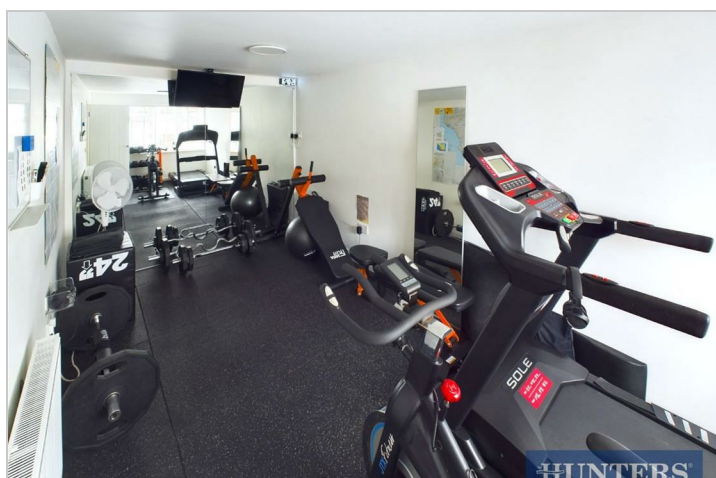
Council Tax Banding; C

This delightful three-bedroom detached property, complete with off-road parking, is within walking distance of Beverley's vibrant town centre. Ready to move into, it invites you to unpack and start enjoying your new home immediately! Recently upgraded and refreshed by its current owners, this spacious home boasts a modern, light-filled interior throughout.

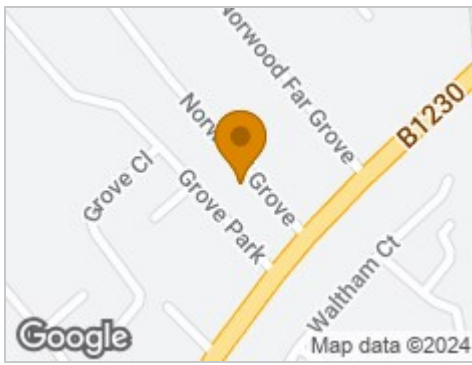
The heart of the home is the expansive open-plan kitchen and dining area, which opens onto the garden—perfect for unwinding and entertaining family and friends. From the moment you step through the front door, you'll feel the warm and welcoming atmosphere.

The ground floor features an entrance hall, living room, a second reception room currently used as a gym, kitchen/diner, utility room, and WC. Upstairs, you'll find three generously sized bedrooms and a house bathroom.

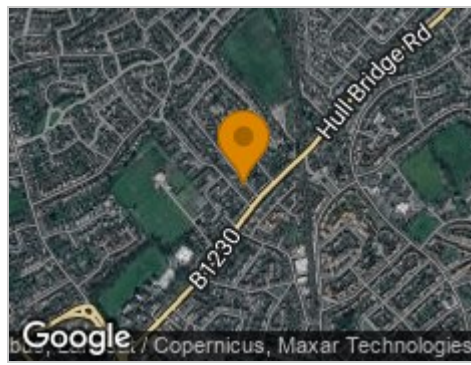
Outside, the low-maintenance garden maximises your leisure time, while the rear drive provides parking for 2 to 3 cars. Internal viewings are highly recommended to fully appreciate all this home has to offer, just a stone's throw from all of Beverley's amenities.



## Road Map



## Hybrid Map



## Terrain Map



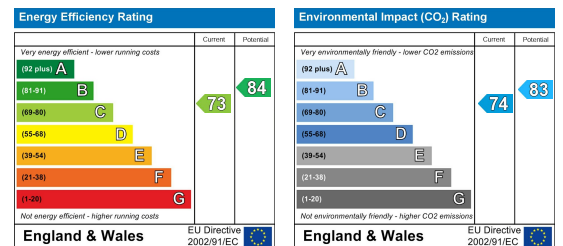
## Floor Plan



## Viewing

Please contact our Hunters Beverley Office on 01482 861411 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.