



175 Grovehill Road
Beverley, East Yorkshire HU17 0ET
Offers over £220,000

WP WOOLLEY
& PARKS

175 Grovehill Road, Beverley, East Yorkshire HU17 0ET

*** A DECEPTIVELY SPACIOUS PERIOD TOWNHOUSE WITH PLANNING TO EXTEND *** 360° VIRTUAL TOUR AVAILABLE ONLINE ***

Situated in a popular Beverley location, within reasonable walking distance of amenities, this CHARACTERFUL mid-terrace townhouse is certainly worth a closer look! The attractively presented accommodation briefly comprises Entrance Hall, Lounge, Day Room and a generous open plan Living/Dining Kitchen with Pantry and Guest WC to the ground floor, whilst a first floor landing serves THREE BEDROOMS and the House Bathroom. A generous garden extends to the rear. Planning Approval has been previously granted for a single storey extension at the rear. VIEWING IS ESSENTIAL!

Entrance Hall

A painted timber panel door opens from a recessed porch into a welcoming hallway, with ornate ceiling cornice, picture rail, laminate flooring, radiator, and staircase leading off with built-in storage below.

Lounge 12'0" x 11'2" (3.66m x 3.40m)

A cosy reception room features a timber framed bay window, with box seating and fitted shutters, ornate ceiling coving and rose, radiator, TV point and fitted carpet. A living flame gas fire, set within a cast iron surround with tiled inserts, tiled hearth and painted mantelpiece, creates a lovely focal point.

Day Room 12'1" x 10'4" (3.68m x 3.15m)

Another pleasant reception room, with ornate ceiling coving, picture rail, vinyl flooring, radiator, TV point and a timber framed double glazed window to the rear elevation. A feature fireplace with attractive tiling, mantelpiece surround and fixed mirror, creates a charming focal point.

Living/Dining Kitchen 27'6" x 9'9" (8.38m x 2.97m)

A fabulously spacious room, easily accommodates seating and dining areas, with a comprehensive fitment of kitchen units in a cream Shaker finish, with rolled edge worktops, Belfast sink unit and splash back tiling. With integrated electric double oven/grill, and a gas hob with stainless steel extractor cowl above. There are recess spaces with plumbing for both a dishwasher and washing machine, with further space for a fridge freezer and tumble dryer. The kitchen space features a radiator, laminate flooring and uPVC double glazed windows to the rear and side elevations. In the dining/living space, a chimney breast niche houses a log burner, with a walk-in timber framed double glazed bay window opposite, a radiator, laminate flooring and a timber panel external door opening to the rear garden. The gas central heating boiler is wall mounted, and neatly concealed.

Guest WC

Accessed via a walk-through pantry store, with fitted shelving, this useful convenience features a traditionally styled suite of WC and wash basin, with an electric heater, vinyl flooring and a timber framed window.

First Floor Landing

With fitted carpet, built-in airing cupboard, linen store and loft access hatch.

Bedroom One 15'10" x 11'2" (4.83m x 3.40m)

A very generously proportioned double room with picture rail, attracting feature fireplace, laminate flooring, radiator, built-in wardrobe, and twin timber framed sash windows with fitted shutters to the front elevation.

Bedroom Two 12'1" x 9'6" (3.68m x 2.90m)

Also a double room, with fitted wardrobe, cabinets and shelving, vinyl flooring and a timber framed double glazed window to the rear elevation.

Bedroom Three 9'6" x 9'2" (2.90m x 2.79m)

A smaller double room, with painted floorboards, radiator, and a uPVC double glazed window to the rear elevation.

Bathroom 9'9" x 5'10" (2.97m x 1.78m)

A smartly appointed facility features a modern white suite comprising of a freestanding bath tub, separate shower enclosure, pedestal wash basin and WC, with attractive wall tiling, column radiator with towel rail, mirrored vanity cabinet, laminate flooring and two timber framed sash windows.

External

To the front of the property is a pretty forecourt garden, with a low boundary wall and hand-gate access. The rear garden provides a generous patio terrace, leading onto to an expanse of lawn which continue to the far end boundary, set within a fenced perimeter.

Planning Application - APPROVED

Approval has been granted for a single storey extension at the rear of the house, further details of which can be found on the East Riding Council public access site:

(Copy & Paste in your web browser)

https://newplanningaccess.eastriding.gov.uk/newplanningaccess/files/A402F6B902962CC7383C6PROPOSED_SITE_FLOOR_PLANS_AND_ELEVATIONS-4190337.pdf

Council Tax

Council Tax is payable to East Riding of Yorkshire Council, with the property understood to be rated in Tax Band - C.

Tenure

The property is understood to be Freehold (To be confirmed by Vendor's Solicitor).

Virtual Viewing/Videos

A 3D virtual Tour/video of this property has been commissioned to enable you to obtain a better picture of it before deciding to arrange a physical viewing. We accept no liability for the contents/omissions of the video/3D Tour and recommend a full physical viewing takes place before you take steps in relation to the property (including incurring expenditure).

Measurements:

All measurements have been taken using a laser tape measure or taken from scaled drawings in the case of new build homes and therefore, may be subject to a small margin of error or as built.

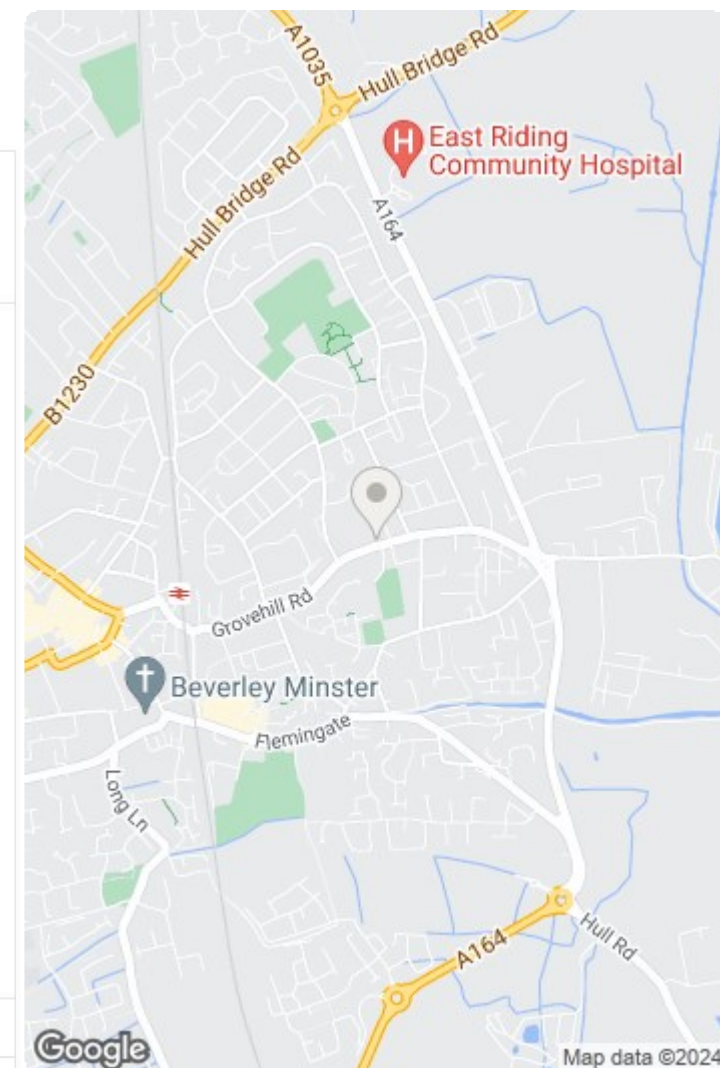
Disclaimer:

These particulars are produced in good faith, are set out as a general guide only and do not constitute, nor constitute any part of an offer or a contract. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. Any intending purchaser should satisfy him/herself by inspection of the property or otherwise as to the correctness of each of the statements prior to making an offer. No person in the employment of Woolley & Parks Ltd has any authority to make or give any representation or warranty whatsoever in relation to this property.

Draft Details:

To date these details have not been approved by the vendor and should not be relied upon. Please confirm all details before viewing.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		59
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

