



3 Grovehill Road, Beverley, HU17 0EA

Informal Tender £160,000



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Beverley, HU17 0EA

- INVESTMENT OPPORTUNITY
- TWO BEDROOMS
- FORMER CORNER SHOP
- ** OFFERS IN EXCESS OF £160,000 **
- IDEAL LOCATION
- DRESSING ROOM
- TWO SEPARATE ENTRANCES
- NO ONWARD CHAIN

This property is situated only a few minutes walk from Flemingate Retail Park and Beverley train station. An ideal project for the new purchaser to take advantage of this traditional corner shop.

Briefly comprising entrance hallway, large front reception space (formerly the shop area), lounge, kitchen and shower room. To the first floor are two large bedrooms and a large dressing room following on from the front bedroom. Externally there is a courtyard garden to the rear.



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ACCOMMODATION COMPRISES

ENTRANCE HALL 13'8 x 3 (4.17m x 0.91m)
Composite style front door with privacy glass panel, single pendent light fitting and wall mounted radiator. Access to shop and living room, leading to staircase and first floor.

RECEPTION ONE/SHOP FRONT 11'2 x 23'6 at longest and widest point (3.40m x 7.16m at longest and widest point)
Traditional corner shop and former habdashery with wood counter and a variety of shelving and clothes rails, uPVC double glazed entrance door on the corner of the building with glass panelling, two uPVC double glazed bay windows, six ceiling mounted strip lights, wall mounted radiator. From the hallway an original solid wood door with the wood door knobs with carpet and tiled flooring.

LIVING ROOM 11'10 x 19'6 (3.61m x 5.94m)
With uPVC double glazed window, a central focal point is provided via a gas fire with wood surround, single pendent light fitting with ceiling rose and wall mounted radiator. Leads to Kitchen and shower room.

KITCHEN 11'1 x 11'9 (3.38m x 3.58m)
Pine entrance door with brass door handles opens into the kitchen. Featuring a range of wall and base units, plumbing for washer, one and a half bowl stainless steel sink and drainer. Gas cooker and ceiling mounted strip lighting. With uPVC double glazed back door with frosted glass panel giving access to the rear and two further frosted glass windows.

SHOWER ROOM
Double glazed uPVC window with privacy glass, shower cubical with electric shower, wall mounted radiator, pedestal wash hand basin with mixer tap, low flush WC. Ceiling mounted light fitting, pine door with brass handles, storage cupboard with work top above.

FIRST FLOOR LANDING
With loft access point and leads to two large bedrooms and dressing room.



BEDROOM ONE

11'3" x 13'11" (3.43m x 4.24m)

Accessed via a solid wood pine door with brass handles, wall mounted radiator, single pendant light fitting, dado rail and cornice. A central focal point is provided via a fireplace with brass edging on hearth and wood surround with non commissioned gas fire. With uPVC double glazed window with lead beading and leads directly to...

DRESSING ROOM

11'3" x 11'10" longest (3.43m x 3.61m longest)

Solid wood pine door with brass handles, exposed floor boards, uPVC double glazed window with lead beading, wall mounted radiator and single pendant light fitting. Could be used as a third bedroom.

BEDROOM TWO

10'11"ft 8'0" x 16'0"ft 8'11" longest/widest poi (3.33mft 2.44m x 4.88mft 2.72m longest/widest poi)

Accessed via a pine door with brass door handles this large double bedroom benefits from fitted wardrobes with locker storage, uPVC double glazed window, single pendant light fitting, wall mounted radiator and wall mounted ideal boiler.

EXTERNAL

There is a courtyard garden to the rear with two outbuildings ideal for storage.

AGENTS NOTE

This property has expired planning permission to convert into two flats.

COUNCIL TAX:

We understand the current Council Tax Band to be A

SERVICES :

Mains water, gas, electricity and drainage are connected.

TENURE :

We understand the Tenure of the property to be Freehold.

MORTGAGE CLAUSE :

Staniford Grays provide independent financial advice through Tony Hammond of Hammond Financial. Further details and referrals immediately available through the Beverley Office Tel: (01482) 866304 and bevsales@stanifords.com.

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

PROPERTY PARTICULARS DISCLAIMER : PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixture, fittings or services, and so does not verify they are in working order, fit for their purpose, or within ownership of the sellers, therefore the buyer must assume the information given is incorrect. Neither has the Agent checked the legal documentation to verify legal status of the property or the validity of any guarantee. A buyer must assume the information is incorrect, until it has been verified by their own solicitors." The measurements supplied are for general guidance, and as such must be considered as incorrect. A buyer is advised to re-check the measurements themselves before committing themselves to any expense."

Nothing concerning the type of construction or the condition of the structure is to be implied from the photograph of the property.

The sales particulars may change in the course of time, and any interested party is advised to make final inspection of the property prior to exchange of contracts.

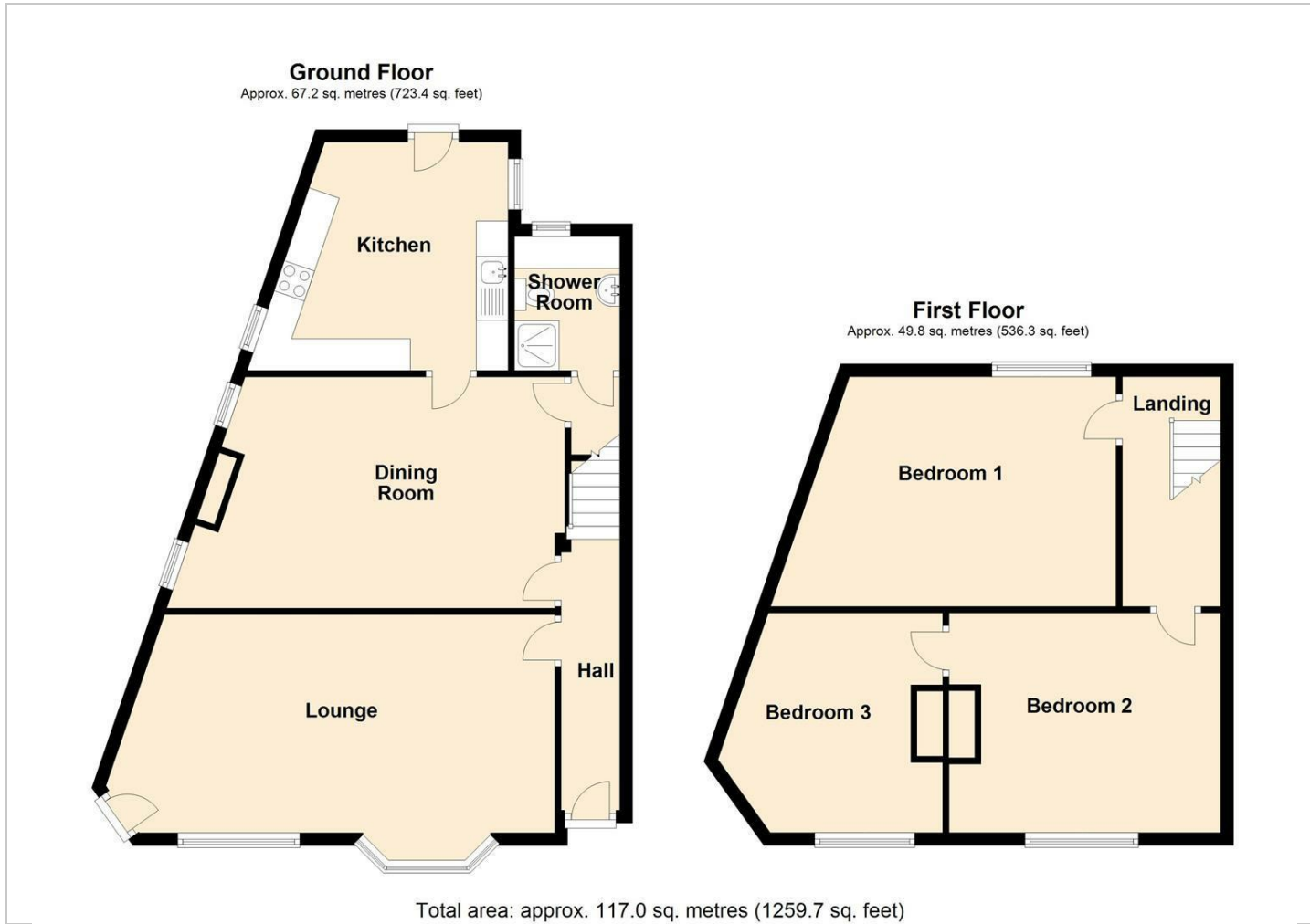
MISREPRESENTATION ACT 1967

These details are prepared as a general guide only, and should not be relied upon as a basis to enter into a legal contract, or to commit expenditure. An interested party should consult their own surveyor, solicitor or other professionals before committing themselves to any expenditure or other legal commitments.

If any interested party wishes to rely upon any information from the agent, then a request should be made and specific written confirmation can be provided. The Agent will not be responsible for any verbal statement made by any member of staff, as 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.



Floor Plans



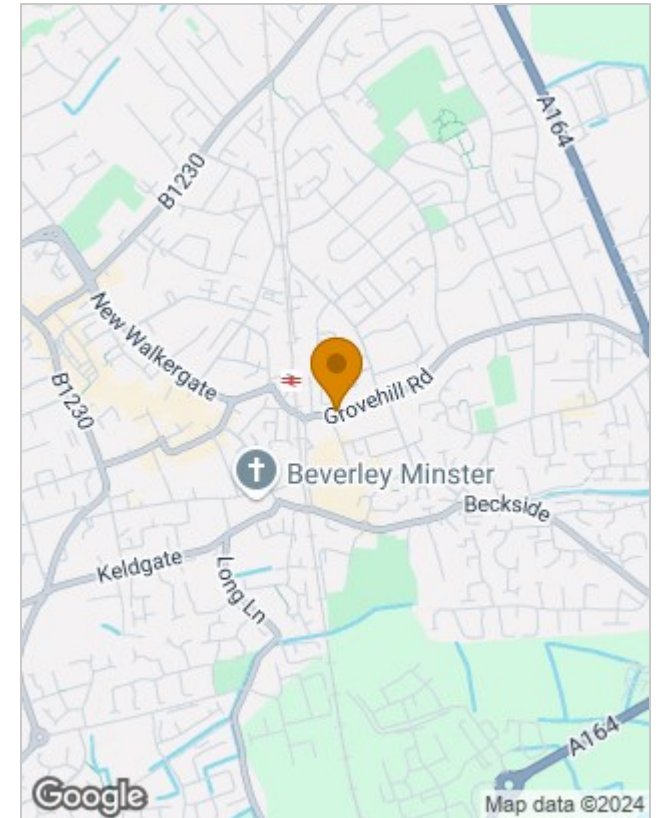
Viewing

Please contact our Beverley Office on 01482 866304 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

3 Sow Hill Road, Beverley, East Riding of Yorkshire,
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Location Map



Energy Performance Graph

