



82 Grovehill Road, Beverley, HU17 0ER

£199,950



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Beverley, HU17 0ER

- SPACIOUS LOUNGE DINER
- LOW MAINTENANCE GARDENS
- THREE BEDROOMS
- CLOSE TO BEVERLEY TOWN CENTRE
- GARAGE AND OFF STREET PARKING
- NO ONWARD CHAIN

An opportunity has arisen to make this property your own and modernise this spacious semi-detached family home.

Briefly comprising entrance hall, spacious lounge diner and kitchen. To the first floor are three bedrooms and modern shower room. Externally the property has low maintenance front and back gardens as well as off street parking and a garage.



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ACCOMMODATION COMPRISES

ENTRANCE HALL

17'4" x 5'11" (5.30m x 1.82m)
uPVC double glazed door with two privacy glass panels, laminate wood floor, pendant light fitting, front aspect uPVC double glazed window, under the stairs cupboard and a storage cupboard.

LOUNGE DINER

16'3" x 17'7" (widest and longest points) (4.96m x 5.38m (widest and longest points))
Wood door with chrome handles, uPVC double glazed rear door, carpeted floor, two pendant light fittings, uPVC double glazed rear aspect window, side aspect uPVC double glazed window, fireplace with gas fire, marble hearth and back with wood surround.

KITCHEN

9'10" x 9'10" (3m x 3m)
uPVC double glazed side door with two privacy panels, wood door with chrome handles, strip light, vinyl floor, front aspect uPVC double glazed window, serving hatch, pantry cupboard, a range of wall and base units, one and a half drainer sink with mixer tap.

STAIRCASE AND LANDING

11'4" x 6'5" (3.47m x 1.97m)
Carpeted floor, pendant light fitting, storage cupboard and loft access.

BEDROOM ONE

15'6" x 9'10" (4.74m x 3m)
Wood door with chrome handles, carpeted floor, pendant light fitting, rear aspect uPVC double glazed window and a built in wardrobe.

BEDROOM TWO

9'7" x 7'6" (2.93m x 2.30m)
Wood door with chrome handles, carpeted floor, pendant light fitting, side aspect uPVC double glazed window and a fitted wardrobe.

BEDROOM THREE

9'10" x 9'7" (3m x 2.93m)
Wood door with chrome handles, carpeted floor, pendant light fitting, front aspect uPVC double glazed window and a fitted wardrobe.



SHOWER ROOM

6'3" x 6'2" (1.93m x 1.88m)

Wood door with chrome handles, vinyl floor, central ceiling light, uPVC front aspect double glazed privacy window, shower enclosure with electric shower and splashback mermaid board. Low flush WC, pedestal wash hand basin and an electric heater.

EXTERIOR

To the front a low maintenance gravel garden with border and shrubs. A brick wall to the front with wrought iron gates, dividing wooden fence and a concrete driveway. To the rear a flagged patio area with concrete path, low maintenance gravel garden, flagged path, dwarf wall raised flower beds with wooden fence and hedge surround.

COUNCIL TAX:

We understand the current Council Tax Band to be C

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.

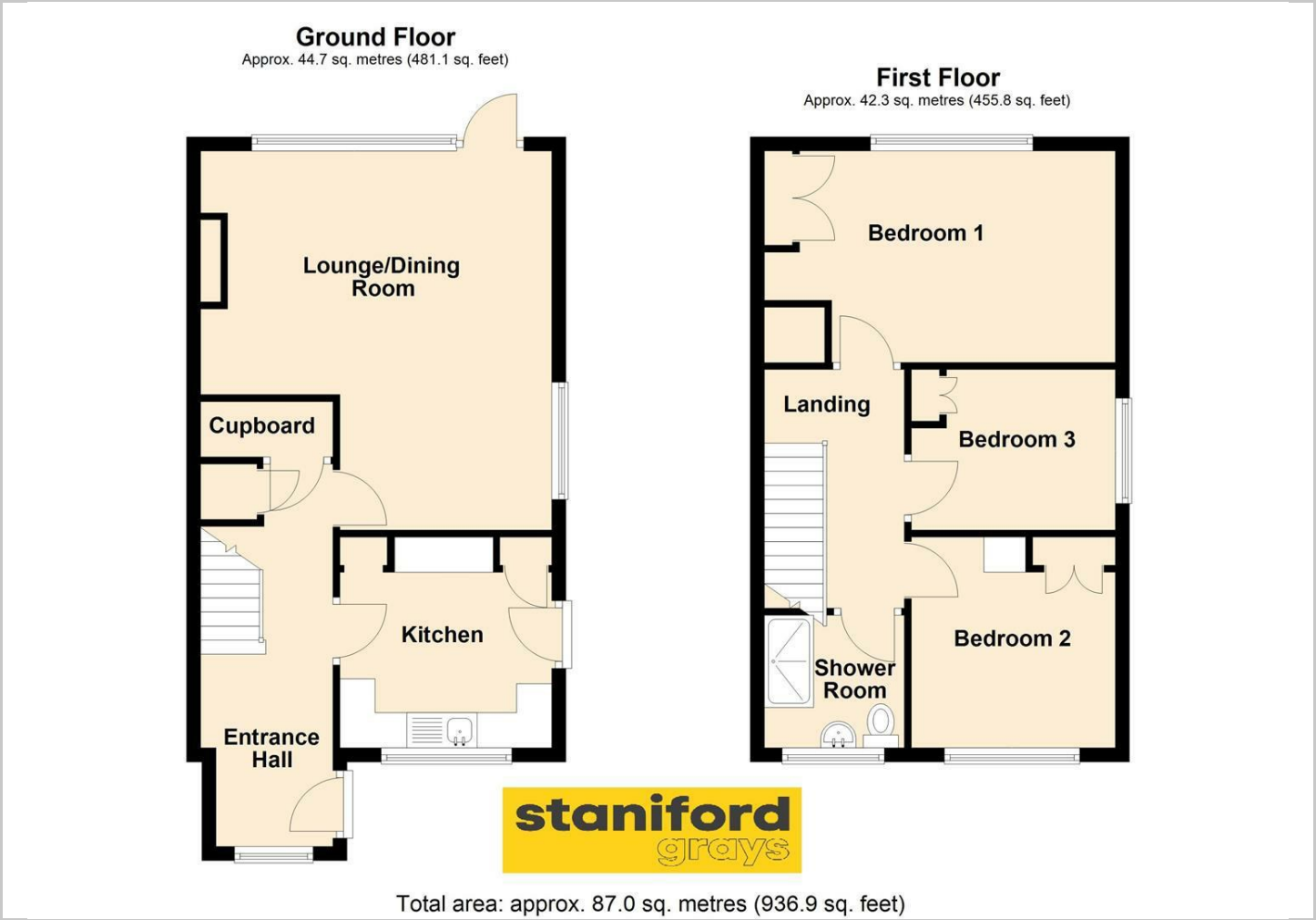
MISREPRESENTATION ACT 1967

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

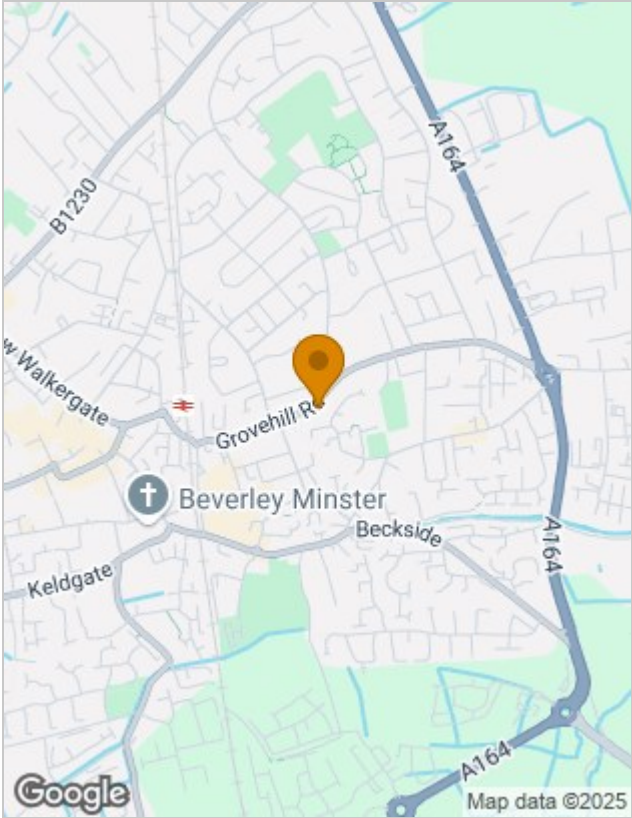


Viewing

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.

Location Map



Energy Performance Graph

