

staniford
grays



96 Norwood Grove, Beverley, HU17 9JP

£164,950





96 Norwood Grove

Beverley, HU17 9JP

- OFF STREET PARKING FOR MULTIPLE VEHICLES
- DETACHED GARAGE
- SEMI DETACHED BUNGALOW
- IN NEED OF MODERNISING
- TWO BEDROOMS
- INVESTMENT POTENTIAL

A Rare Renovation Opportunity Just Minutes from Beverley Town Centre

Positioned just off Norwood and only approximately a 15-minute from the heart of Beverley, this two-bedroom semi-detached bungalow is brimming with potential, ideal for those looking to create a bespoke home to their own taste.

Whether you're downsizing, investing, or looking for a project, this spacious bungalow offers the perfect blank canvas.

With uPVC double glazing, gas central heating, and a prime location close to local amenities, this is a fantastic chance to create a home tailored exactly to your needs in one of Beverley's most convenient residential areas.

Get in touch today to book your viewing!



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ACCOMMODATION COMPRISES

ENTRANCE HALL 4'0" x 7'2" x 11'5" (1.23m x 2.20m x 3.5m)
uPVC entrance door with privacy glass panel, carpeted floor and a ceiling light.

BEDROOM ONE 8'11" x 8'11" (2.74m x 2.73m)
Wood door with brass handles, carpeted floor, pendant light fitting, fitted wardrobes and furniture, front aspect uPVC double glazed window.

BEDROOM TWO 9'9" x 13'11" (2.98m x 4.26m)
Wood door with brass handles, carpeted floor, pendant light fitting, fitted wardrobes, rear aspect uPVC double glazed window.

LOUNGE 11'1" x 16'10" m (3.38m x 5.14 m)
Wood door with brass handles, carpeted floor, brass pendant triple light fitting, front aspect uPVC double glazed window, fireplace with marble hearth and back and brass framed gas fire insert.

BATHROOM 7'0" x 5'6" (2.15m x 1.68m)
Wood door with brass handles, vinyl floor, low flush WC, pedestal wash hand basin, panelled bath, half splashback tiling, side aspect uPVC double glaze privacy window and a pendant light fitting.

KITCHEN 9'10" x 10'4" (3m x 3.17m)
Wood door with brass handles, vinyl floor, rear aspect uPVC double glaze window, rear aspect uPVC door with privacy glass panel and brass style handle, range of wall and base units, central strip light, window vent extractor, plumbing for washing machine, space for under counter fridge, gas cooker, stainless steel drainer sink.



EXTERIOR

To the front a lawn with a mature fern tree and borders and a flagged and concrete driveway with parking for multiple vehicles. To the rear a lawn with fence surround and mature rear border.

GARAGE

17'4" x 8'1" (5.30m x 2.47m)

With up and over door, pedestrian door and rear and side windows.

COUNCIL TAX:

We understand the current Council Tax Band to be B

SERVICES :

Mains water, gas, electricity and drainage are connected.

TENURE :

We understand the Tenure of the property to be Freehold.

MORTGAGE CLAUSE :

Stanford 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@stanfords.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.

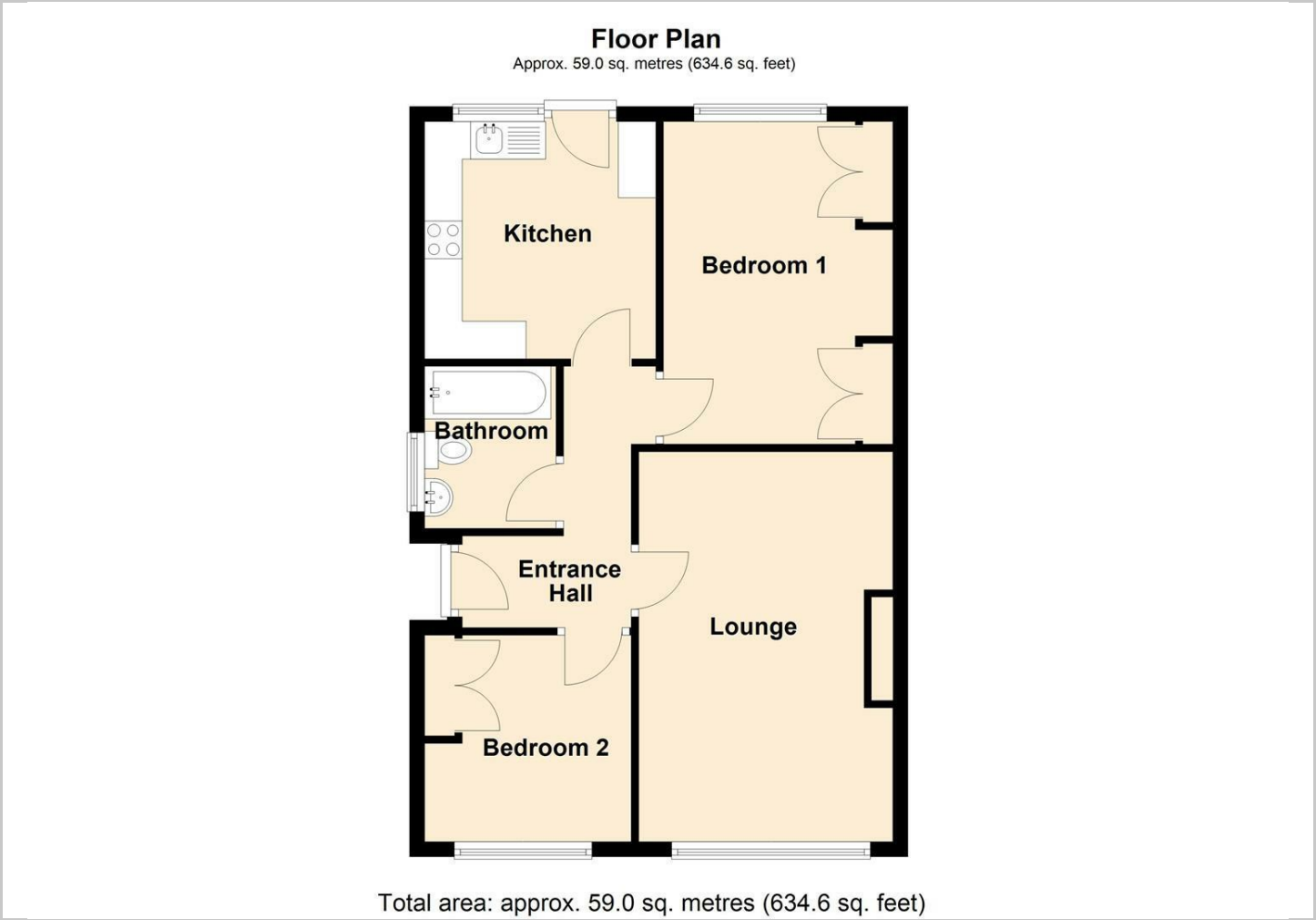
MISREPRESENTATION ACT 1967

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



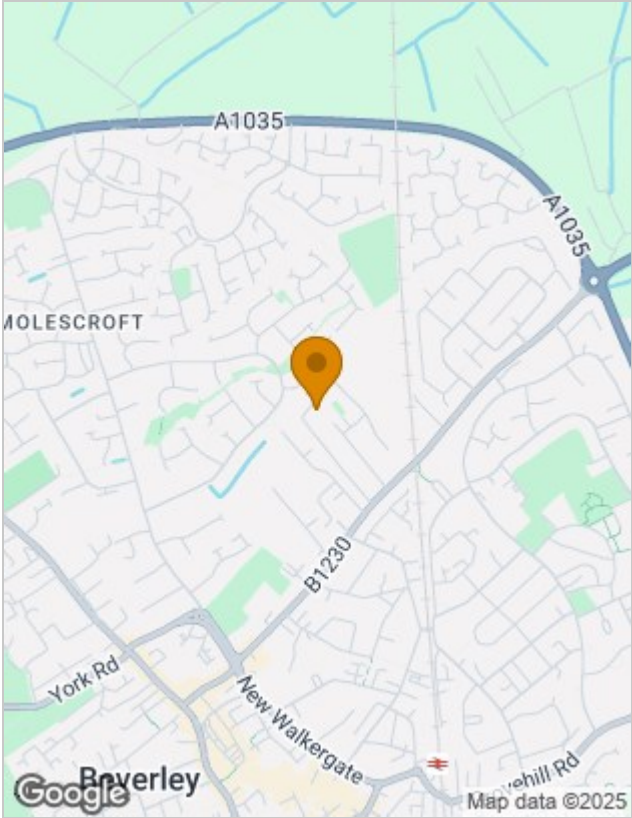
Viewing

Please contact our Beverley Office 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.

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Location Map



Energy Performance Graph

