

staniford
grays



10 Grovehill Road, Beverley, HU17 0ED

£249,950





10 Grovehill Road

Beverley, HU17 0ED

- FULLY RE-MODELLED HOME
- 3 BEDROOMS + LOFT AREA
- GENEROUS ROOMS SIZES
- WELL APPOINTED THROUGHOUT
- STYLISH DESIGN AND PRESENTATION
- 2 BATHROOMS
- SOUTH FACING GARDENS
- DECEPTIVELY SPACIOUS

CHARACTER HOME WITH PRIVATE AND SOUTH FACING GARDENS AND CONVERTED LOFT AREA.

A stylish Three Bedroom Victorian Bay Fronted Terrace on the ever popular Grovehill Road in Beverley which is just a short walk from the Railway Station and Flemingate shopping centre.

Well presented internally having undergone a full programme of cosmetic improvement providing a mix of modern and period design all within this spacious home.

Retaining a number of period features and boasting generous ceiling heights and room proportions internally.

In brief the accommodation comprises: Entrance Hall - Lounge with bay window - Dining Room/Sitting Room, Kitchen and Shower Room .

To the First Floor Landing, three spacious Bedrooms and a Bathroom feature. To the second floor a converted 'bonus' loft area also features being flexible in its usage.

Externally a large and South facing rear Garden, Courtyard and patio feature.

The property offers immediate family living and we strongly recommend a closer inspection of this quality home.



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GROUND FLOOR

ENTRANCE HALLWAY

Accessed via a uPVC double glazed entrance door. A welcoming entrance to this character style property boasting a wealth of traditional detail complemented by modern features, with tiled entrance hallway and staircase approach to first floor.

OPEN PLAN RECEPTION ROOM/ DINING ROOM

26'11" x 11'11" (8.22 x 3.64)

A versatile space with the current vendor using the front facing lounge area as a formal reception space, with fitted shutter blinds to uPVC bay fronted window, enjoying excellent levels of natural daylight with reclaimed wooden floorboards. A central focal point is provided via a cast iron open fire insert with traditional hearth and detailing, being open plan through to...

RECEPTION ROOM TWO/ DINING AREA

With uPVC double glazed window to rear, suitably sized to accommodate table/chairs, with brick sett chimney detailing. Access to deep understairs storage cupboard and...

KITCHEN AREA

12'8" x 6'10" (3.88 x 2.09)

Traditionally styled, with Shaker style wall and base units with contrasting detail including a light eggshell and anthracite grey finish. uPVC double glazed access door to rear garden and additional window, inset sink & drainer with feature mixer tap, double low level oven with gas hob over and concealed extractor canopy. Space for a number of additional white goods, including space for a fridge freezer and washing machine. With access through to...

GROUND FLOOR WET ROOM

With concealed cistern w.c, contemporary styling continuing throughout with inset basin to vanity storage unit and a walk-in wet room area with mains-fed showerhead and console, glazed screening, heated towel rail.

FIRST FLOOR LANDING



BEDROOM ONE

14'11" x 14'2" (4.55 x 4.32)

With oversized uPVC double glazed bay window with fitted shutter blinds, of excellent double bedroom proportions, with traditional style fireplace insert and space for freestanding bedroom furniture.

BEDROOM TWO

12'9" x 9'0" (3.90 x 2.76)

With uPVC double glazed window to rear, of double bedroom proportions, integrated cabinetry, with cast iron decorative fire insert also.

BEDROOM THREE

9'6" x 5'10" (2.90 x 1.79)

With uPVC double glazed window to rear, used currently as a dedicated Study area but has potential to be used as a single bedroom also.

HOUSE BATHROOM

With P-shaped panel bath with curved shower screen, low flush w.c, inset basin to vanity unit, modern style tiling to splashback areas, additional splash screening and heated towel rail.

LOFT AREA

13'9" x 11'8" (4.21 x 3.56)

Accessed via a staircase, offering a wealth of further potential. Not conforming to building regulations however can be used as a versatile area with a multitude of purposes. With Velux rooflight and eaves storage also.

OUTSIDE

Grovehill Road itself remains conveniently positioned within walking distance of the historic town centre of Beverley, offering all the convenience and amenities the location brings.

The property benefits from an attractive roadside position forming a number of character terraces, with low level walled boundary to the front perimeter, wrought iron access gate and hard landscaped front garden.

To the rear of the property generous gardens feature with courtyard garden area and storage outbuilding, opening to further garden area with raised plant borders and detailing, artificial lawn, further seating area with pathway and railway sleepers, offering excellent levels of privacy and seclusion to the West facing orientation. External tap and light points.

FIXTURES AND FITTINGS

Various quality fixtures and fittings may be available by separate negotiation.

SERVICES

(Not Tested) Mains Water, Gas, Electricity and Drainage are connected. We understand the E.R.Y.C council tax band to be 'B'.

TENURE

We understand the Tenure of the property to be Freehold with Vacant Possession on Completion.

VIEWING

Strictly by appointment with sole selling agents, Staniford Grays.

Website- Stanifords.com Tel: (01482) - 631133

E-mail: swansales@stanifords.com

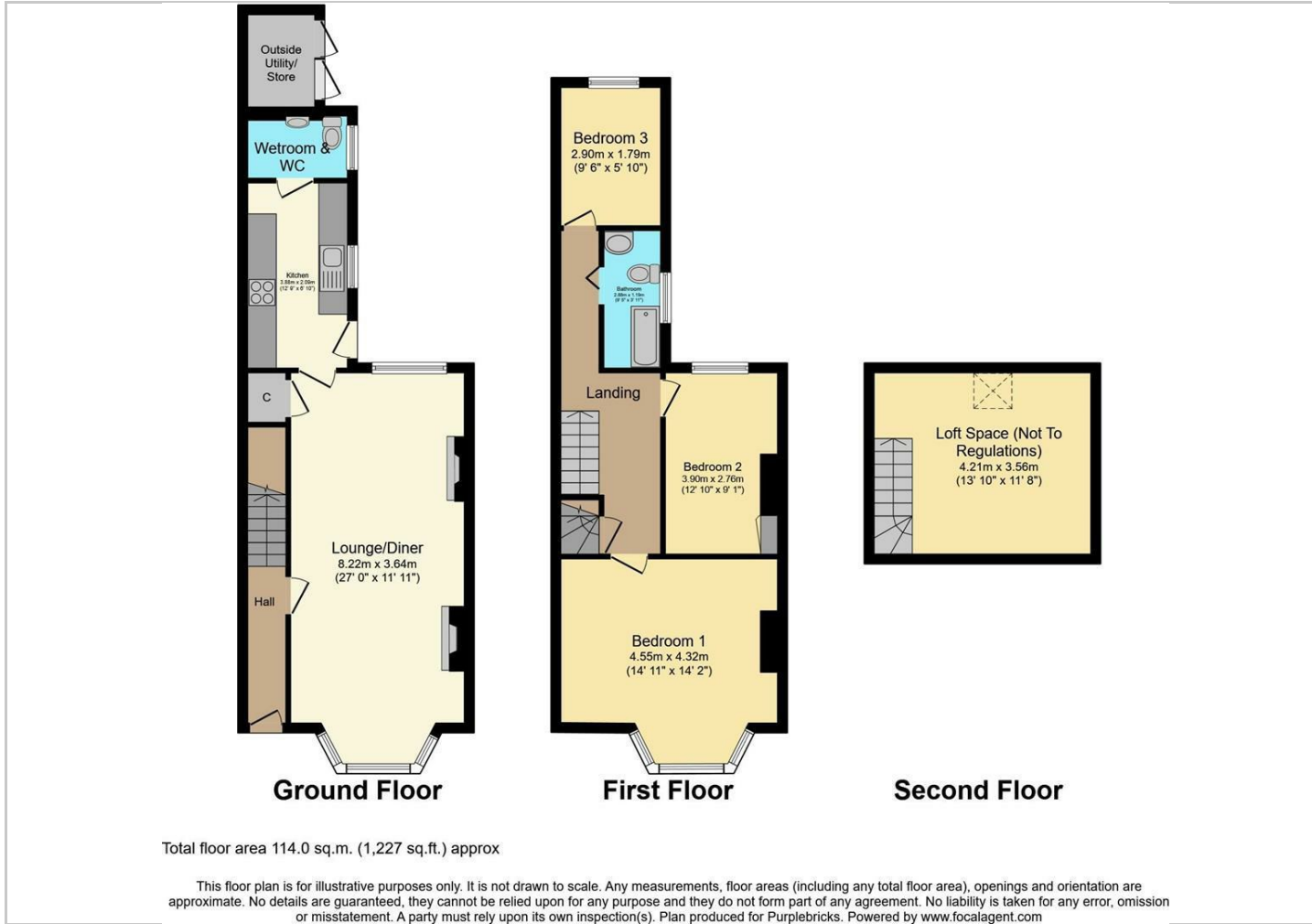
MORTGAGE CLAUSE

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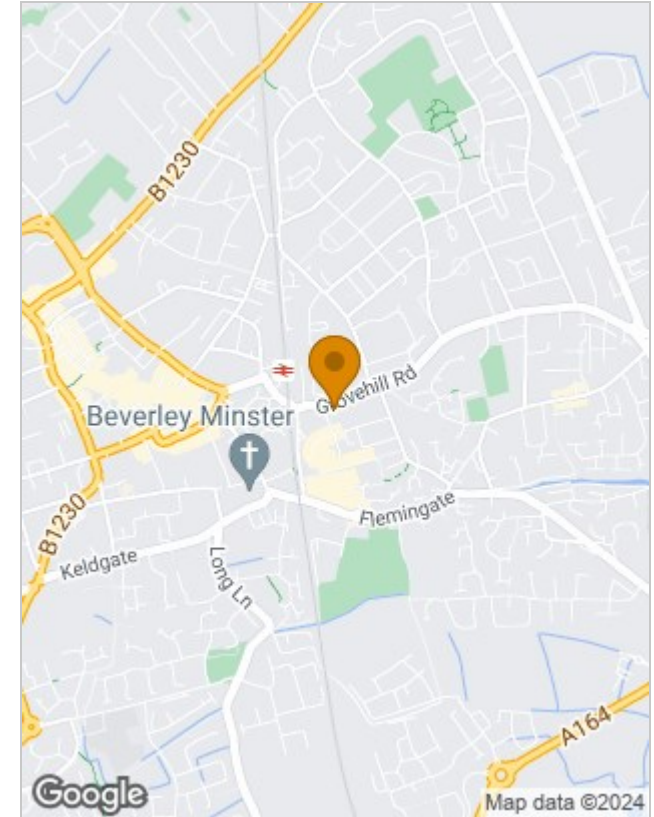
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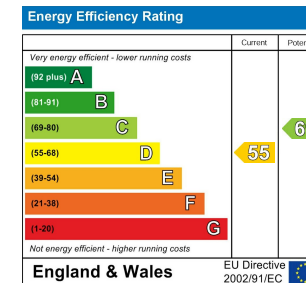
Floor Plans



Location Map



Energy Performance Graph



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.