



**QUICK & CLARKE**  
The Property Specialists

Grindell House, 35 North Bar Within, Beverley,  
East Riding of Yorkshire HU17 8DB  
Tel: 01482 886200 | Email: [beverley@qandc.net](mailto:beverley@qandc.net)  
[www.quickclarke.co.uk](http://www.quickclarke.co.uk)



**180 Grovehill Road, Beverley HU17 0ES**  
Offers invited £219,950

Beverley | Brough | Cottingham | Driffield | Hornsea | Hull | Willerby

Beverley | Brough | Cottingham | Driffield | Hornsea | Hull | Willerby



- Beautiful period mid-terrace
- Long southerly facing garden
- Two double bedrooms
- First floor bathroom plus ground floor cloaks
- Modern kitchen
- Modern double glazing and gas central heating
- Council Tax Band B
- EPC Rating C

Arnold House is a beautiful period mid-terrace offering deceptively spacious accommodation with the flexibility of two reception rooms and two double bedrooms. Having been updated in the past with the addition of a modern kitchen and attractive first floor bathroom, the property also benefits from a very long southerly facing garden which is ideal for a family or for a buyer wanting a bit of the "good life" having space for a vegetable patch and orchard.

Lying conveniently close to the town centre and with the benefit of modern gas central heating and uPVC double glazing, viewing is highly recommended.

#### LOCATION

The property is located on the south side of Grovehill Road which is one of the main residential arterial routes leading into the centre of Beverley. Lying conveniently close to the railway station and the Flemingate Development, the town centre is approximately a ten minute walk away.

#### THE ACCOMMODATION COMPRISES

##### GROUND FLOOR

##### ENTRANCE HALL

14' x 3' (4.27m x 0.91m)  
Modern composite front door with ornate glass panels and further glass panel above creating a light and airy ambience. Stairs to the first floor accommodation.

##### LIVING ROOM

14'7 x 11'6 (4.45m x 3.51m)  
A well-proportioned living room with walk-in bay window to the front elevation. A very attractive ornate fireplace with marble hearth and back currently housing an electric fire.

##### DINING ROOM / SITTING ROOM

12'8 x 12' (3.86m x 3.66m)  
A further well-proportioned room with space for both dining and living room furniture. Window overlooking part of the rear garden and a large understairs storage cupboard.

##### KITCHEN

10'8 x 5'11 (3.25m x 1.80m)  
A modern kitchen offering a good range of wall and base storage units with granite worksurfaces, ceramic tiled splashbacks and a porcelain tiled floor. Four ring stainless steel gas hob with matching canopy extractor over, integrated oven, composite granite coloured sink and drainer. Space for fridge, freezer, washing machine and tumble dryer. Breakfast bar, two windows to the side elevation and uPVC glass panelled door opening into the rear garden.

##### DOWNSTAIRS CLOAKROOM

5'11 x 2'9 (1.80m x 0.84m)  
Modern two piece sanitary suite comprising pedestal wash basin and close coupled WC. Wall-mounted modern Ideal Standard boiler, a continuation of the porcelain tiled floor from the kitchen and window to the rear elevation.

##### FIRST FLOOR

##### LANDING

With access to the loft.

##### BEDROOM 1

11'10 x 14'11 (3.61m x 4.55m)  
Two windows to the front elevation, a period cast iron fireplace with an attractive tiled hearth.

##### BEDROOM 2

12'7 x 9'7 (3.84m x 2.92m)  
A double bedroom with a window to the rear elevation.

##### BATHROOM

10'10 x 6'3 (3.30m x 1.91m)  
A modern bathroom with a three piece sanitary suite comprising panelled bath with separate thermostatic shower valve over, pedestal wash basin and low level WC. Attractive modern radiator, one fully tiled wall and window to the rear elevation.

##### OUTSIDE

The property has a small and attractive forecourt garden to the front which is enclosed by wrought iron railings and has been laid under gravel for ease of maintenance. A cream and black Victorian tile path leads up to the front door.

Immediately adjacent to the kitchen door is an area of yard which is part concreted and part laid under gravel with a seating area. Wrought iron gates open across a right of way with a further gate providing access into the long southerly facing garden. The gates can be positioned so that they close off the right of way for the access of dogs etc. The rear garden is very long and split into a number of distinct areas. Closest to the house is an area of lawn with a seating area. Through a further gate is an area which is currently a wildlife garden but which leaves the new owner with the option to create a very large vegetable patch with an orchard to the rear, or as the neighbours have done, a place for climbing frames and trampolines etc.

##### SERVICES

All mains services are available or connected to the property.

##### CENTRAL HEATING

The property has the benefit of gas central heating.

##### DOUBLE GLAZING

The property has uPVC double glazing.

##### TENURE

We believe the tenure of the property to be Freehold (to be confirmed by the vendor's solicitor).

##### VIEWING

Contact the agents Beverley office on 01482 886200 for prior appointment to view.

##### FINANCIAL SERVICES

Quick & Clarke are delighted to be able to offer the locally based professional services of PR Mortgages Ltd to provide you with impartial specialist and in depth mortgage advice. With access to the whole of the market and also exclusive mortgage deals not normally available on the high street, we are confident that they will be able to help find the very best deal for you.

Take the difficulty out of finding the right mortgage; for further details contact our Beverley office on 01482 886200 or email [beverley@qandc.net](mailto:beverley@qandc.net)



VIEWINGS Strictly by appointment through the Sole Agent's Beverley Office on 01482 886200. The mention of any appliances &/or services within these sales particulars does not imply they are in full and efficient working order. ALL MEASUREMENTS ARE APPROXIMATE & FOR GUIDANCE ONLY We endeavour to make our sale details accurate & reliable, but if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so, particularly if contemplating travelling some distance to view the property. NONE OF THE STATEMENTS CONTAINED IN THESE PARTICULARS ARE TO BE RELIED UPON AS STATEMENT OR REPRESENTATION OF FACT. These sales particulars are based on an inspection made at the time of instruction and are intended to give a general description of the property at the time.

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metropix ©2019