



**18 Norwood Grove, Beverley HU17 9HS**  
**Offers in the region of £185,000**

- Period terrace house
- Very well presented
- Light and airy
- Open plan living room
- Dining room
- Modern kitchen & bathroom
- Two double bedrooms
- Attractive rear garden
- Great residential location & good access to Beverley town centre
- Council tax band A. EPC rating C.

A beautifully modernised, and particularly well presented, bay fronted period terrace house with open plan living room to the front, dining room, well appointed modern kitchen and bathroom at ground floor level, and having two double bedrooms at first floor.

To the rear of the house is an attractive garden area with timber summerhouse and shed.

This would make a superb first time buyer home or investment opportunity and could make a really lovely home.

#### LOCATION

The popular and highly regarded historic town of Beverley in East Yorkshire boasts an excellent range of local amenities and an extensive range of shops including many high street chains, numerous Public Houses and restaurants. There are also numerous landmarks including Beverley Minster and the open countryside of Westwood Pasture. The town is ideally placed for access to the surrounding areas including Hull, York, the M62 motorway as well as the coast.

#### THE ACCOMMODATION COMPRISES

##### GROUND FLOOR

##### OPEN PLAN ENTRANCE HALL

PVCu sealed unit double glazed door.

##### LIVING ROOM

11' x 10'6" (3.35m x 3.20m)  
Feature log burner, varnished floorboards, Victorian style radiator and PVCu sealed unit double glazed bay window.

##### DINING ROOM

12' x 10'9" (3.66m x 3.28m)  
Varnished floorboards, under stairs storage cupboard, PVCu sealed unit double glazed French doors to outside and cast iron period style radiator.

##### KITCHEN

12'4" x 5'9" (3.76m x 1.75m)  
A range of base and eye level units having timber work surfaces incorporating a Belfast sink and benefitting from integrated oven, hob and microwave, built-in fridge freezer and dishwasher, PVCu sealed unit double glazed windows, tiled floor and radiator.

##### BATHROOM

6'8" x 5'9" (2.03m x 1.75m)  
Panelled bath with shower over, wash basin and low level w.c., wall mounted gas fired central heating boiler, plumbing for automatic washing machine, PVCu sealed unit double glazed window and towel radiator.

##### FIRST FLOOR

##### LANDING

PVCu sealed unit double glazed window.

##### BEDROOM 1

14' x 11' (4.27m x 3.35m)  
Built-in fireside cupboard, PVCu sealed unit double glazed window and radiator.

##### BEDROOM 2

12' x 8'10" (3.66m x 2.69m)  
PVCu sealed unit double glazed window and radiator.

##### OUTSIDE

To the rear of the property is a concrete yard area, beyond which lies an attractive lawn and gravel garden with timber summerhouse and storage shed.

##### SERVICES

All mains services are available or connected to the property.

##### CENTRAL HEATING

The property benefits from a gas fired central heating system.

##### DOUBLE GLAZING

The property benefits from PVCu double glazing.

##### TENURE

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

##### VIEWING

Please contact Quick and Clarke's Beverley office on 01482 886200 to arrange an 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 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.

While every attempt has been made to ensure the accuracy of the floorplan 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 specifications shown have not been tested and no guarantee, as to their operability or efficiency can be given. Made with Metagor C3023