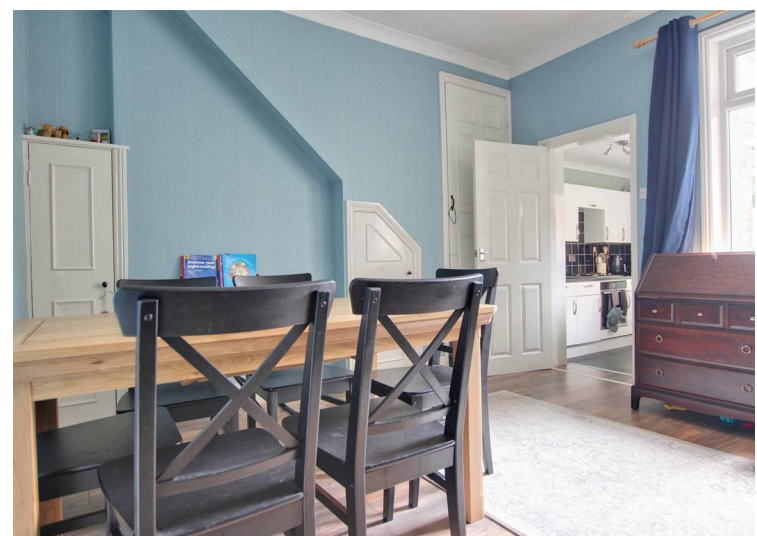


QUICK & CLARKE
The Property Specialists

Grindell House, 35 North Bar Within, Beverley,
East Riding of Yorkshire HU17 8DB
Tel: 01482 886200 | Email: beverley@qandc.net
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79 Grovehill Road, Beverley HU17 0EJ
£185,000

- Period terraced house
- Established residential locality
- 2/3 bedrooms
- 2 reception rooms
- Local amenities close by
- Good access to town centre
- Excellent first time buyer/investment opportunity
- Garden to the rear
- Council tax band B
- EPC rating awaited

A period 2/3 bed roomed townhouse located in an established and popular residential area with local amenities close by and having good access to Beverley town centre.

The property offers entrance hall, two reception rooms, kitchen and bathroom at ground floor, whilst at first floor there are two good double bedrooms and an office/bedroom 3 which is accessed from bedroom 2. The garden is very well-proportioned being laid mainly to lawn with planting beds and this property will make a super first time buyer or investment 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

ENTRANCE HALL

PVCu sealed unit double glazed door and laminate floor.

LIVING ROOM

12'3 x 10'8 (3.73m x 3.25m)

Timber fireplace with tile inset and hearth having open grate fire, PVCu sealed unit double glazed bay window, laminate floor and radiator.

DINING ROOM

12'4 x 12' (3.76m x 3.66m)

PVCu sealed unit double glazed window, laminate floor and radiator. Enclosed staircase to first floor.

KITCHEN

11'4 x 7' (3.45m x 2.13m)

Base and eye level units with roll-edge worksurfaces incorporating electric oven with gas hob, single drainer sink unit, wall-mounted gas fired central heating boiler, plumbing for automatic washing machine and PVCu sealed unit double glazed window.

REAR LOBBY

Built-in cupboard, PVCu sealed unit double glazed door to outside.

BATHROOM

6'3 x 6' (1.91m x 1.83m)

Panelled bath, wash basin and low level WC, PVCu sealed unit double glazed window and radiator.

FIRST FLOOR

BEDROOM 1

14' x 12'2 (4.27m x 3.71m)

Built-in fireside wardrobe, period cast iron fireplace, PVCu sealed unit double glazed window and radiator.

BEDROOM 2

12'3 x 11' (3.73m x 3.35m)

Bulkhead storage cupboard, PVCu sealed unit double glazed window and radiator. Door to:

STUDY / BEDROOM 3

11'3 x 7' (3.43m x 2.13m)

Laminate floor, PVCu sealed unit double glazed window and radiator.

OUTSIDE

Paved forecourt garden and rear yard area leading to a well-proportioned lawned garden beyond with planting beds and paved seating area.

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 uPVC 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 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



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 floorplan contained here, measurements of floors, windows, doors 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, fixtures and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metropix 12/24