



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
www.quickclarke.co.uk



86 Grovehill Road, Beverley HU17 0ER
£219,950

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

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

- No onward chain
- Good sized three bedroomed house
- Open plan living/dining
- Off-street parking and garage
- Close to railway station and centre of town
- Council tax band C
- EPC rating C

A beautifully presented, deceptively spacious and attractively laid out, three bedroomed house in a superb position convenient for the town centre, railway station and Flemingate development. Having been recently updated, and boasting a stunning kitchen and modern bathroom, the property also has the benefit of off-street parking and garage which is an absolute premium in this area of Beverley.

Offered to the market with no onward chain and with a southerly facing garden, viewing of this property is highly recommended.

LOCATION

The property is located on the south side of Grovehill Road which is one of the main arterial roads leading from the railway station and the centre of Beverley.

THE ACCOMMODATION COMPRISES

GROUND FLOOR

ENTRANCE HALL

Modern composite front door with ornate glass panel, stairs to the first floor accommodation, timber style floor covering and two storage cupboards.

OPEN PLAN LIVING DINING ROOM

16'3 max x 11'3 (4.95m max x 3.43m)
A very well-proportioned open plan room which allows space for both living and dining room furniture. Decorative fireplace and uPVC glass panelled door with window to one side leading out onto the rear garden.

KITCHEN

10'10 x 9'10 (3.30m x 3.00m)
A modern fitted kitchen offering a good range of wall and base storage units with willow coloured fronts and complementing butchers block style laminate worksurfaces. Four ring electric hob with stainless steel splashback and extractor over. Integrated oven, fridge freezer, dishwasher and washing machine. Cupboard concealing the modern gas boiler. Window to the front elevation and uPVC glass panelled door providing access onto the driveway.

FIRST FLOOR LANDING

BEDROOM 1

16'2 x 9'11 (4.93m x 3.02m)
Window to the rear elevation and fitted cupboard.

BEDROOM 2

10'7 x 9'5 (3.23m x 2.87m)
Window to the front elevation.

BEDROOM 3

9'5 x 6'11 (2.87m x 2.11m)
Window to the side elevation.

BATHROOM

A modern bathroom with a three piece suite comprising close coupled WC, pedestal wash basin and panelled bath with shower attachment over. Window to the front elevation and laminate flooring.

OUTSIDE

The property is set back from the road with an easy to maintain garden forming the front boundary. Double wrought iron gates provide access onto a concrete driveway which leads down the side of the property to the garage.

The rear garden is accessed through a wrought iron gate onto a landscaped rear garden with central sunken lawn surrounded by wide and well-stocked flower beds. Having a southerly aspect, there is also a wide patio area adjacent to the living room.

GARAGE

A single detached garage with up & over door, side courtesy door, supplied with light and power. There is a further brick shed to the rear.

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

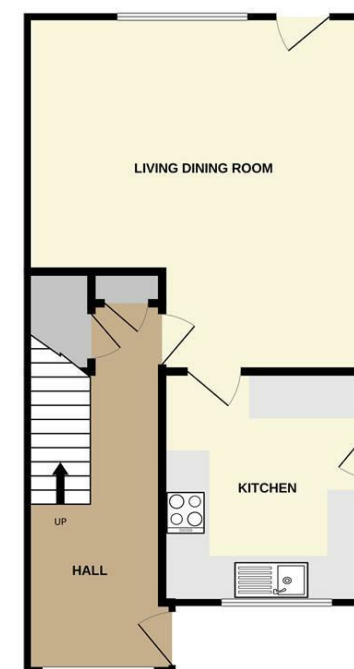
Please contact Quick and Clarke's Beverley office on 01482 886200 to arrange an appointment to view.

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

GROUND FLOOR



1ST FLOOR



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 herein, 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 ©2024