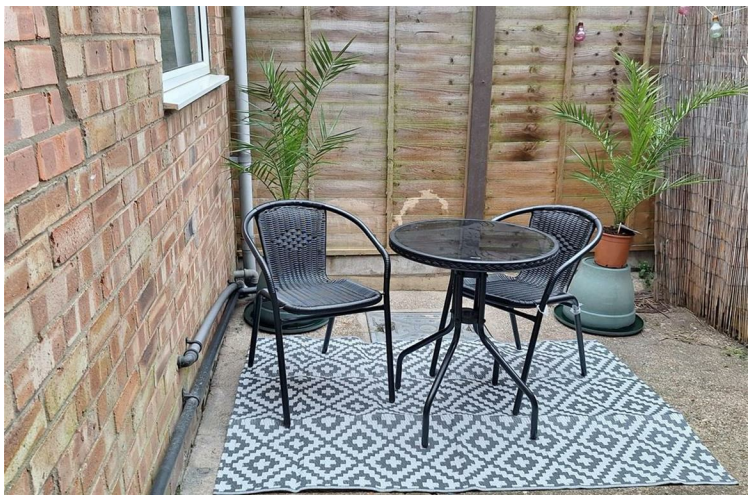






The Property Specialists

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59 Norwood Grove, Beverley HU17 9HR
Guide Price £134,950

- No forward chain
- Ideal for amenities of Beverley
- Stunning kitchen and bathroom
- Modern gas central heating and double glazing
- Easy to maintain westerly facing garden/yard
- Recently Modernised and Updated
- Boiler replaced April '24 with balance of warranty
- Ideal Investor/Lock up and Leave
- EPC Rating: D
- Council Tax Band: A

Offered with no forward chain, a superb homely period semi-detached house situated in this extremely popular area, just to the north of historic Norwood. Well-proportioned throughout, the property has been recently modernised and updated and benefits from a modern kitchen and bathroom, uPVC double glazing and modern gas boiler. Having the benefit of an easy to maintain and westerly facing courtyard garden, the house will make a superb investment property or lock up and leave. Viewing is highly recommended.

LOCATION

The property is located on the western side of Norwood Grove next to the old Norwood Forge. Norwood Grove leads off from historic Norwood, just to the east side of the centre of Beverley with Saturday market only 0.5 miles walk away.

THE ACCOMMODATION COMPRISES

GROUND FLOOR

KITCHEN

11'4" x 9'11" (3.45m x 3.02m)
The property is accessed from the rear via a passageway which leads between the two semi-detached properties and through to the courtyard rear garden. The kitchen has a modern uPVC stained glass panelled door and further windows to the rear and side aspect. The attractive kitchen offers a good range of wall and base storage units with cream fronts and contrasting laminate worksurfaces. Four ring stainless steel gas hob with glass splashback and stainless steel canopy extractor over. Integrated Bosch oven, stainless steel 1 1/2 bowl sink and drainer, washing machine and space for upright fridge freezer. Recently fitted wall-mounted boiler (April '24 with balance of 5 yr warranty). Stairs lead to the first floor accommodation and there is oak style laminate flooring.

LIVING ROOM

11'4" x 11'10" (3.45m x 3.61m)
A well-proportioned room with window to the front elevation and an electric fire set in a decorative slate fireplace.

BATHROOM

8'7" x 3'10" (2.62m x 1.17m)
Modern three piece sanitary suite comprising vanity unit with recessed hand wash basin, back to the unit WC and panelled bath with shower over. Fully tiled walls and floor, and window to the side elevation.

FIRST FLOOR

BEDROOM 1

13'0" x 11'9" (3.96m x 3.58m)
Window to the front elevation.

BEDROOM 2

10'2" x 6'9" (3.10m x 2.06m)
Window to the rear elevation.

GARDEN

The property has an easy to maintain and compact courtyard garden which has a westerly aspect. Accessed through a wrought iron gate the courtyard has 6ft fences which create a good level of privacy.

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 to be Freehold (to 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



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 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.
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