

QUICK&CLARKE

The Property Specialists

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1 Albion Court, Grovehill Road, Beverley HU17 0HL
£195,000

- Competitively priced detached property
- Immaculately presented throughout
- Three bedrooms
- Designated parking
- Modern kitchen and bathroom
- Convenient for road network
- Council Tax Band: B
- EPC Rating: C

A beautifully presented and deceptively spacious detached house which offers so much more than its modest frontage and position would suggest.

Being immaculately presented throughout and benefitting from an attractive modern kitchen and first floor bathroom, the property has a fabulous light and bright homely feel offering three bedrooms, easy to maintain gardens and designated off street parking.

Viewing is highly recommended.

LOCATION

The location of the property is perhaps its greatest perceived shortcoming. Situated very close to the roundabout being the junction of Grovehill Road and Swinemoor Lane, one would expect that the position is extremely noisy. However, we would challenge anyone to view this property and not state how quiet it actually is.

Convenient for the road network lying just off Beverley's Ring Road, the property also is just 15 minutes' walk from Beverley Railway Station and the Flemingate development and town centre.

THE ACCOMMODATION COMPRISES

GROUND FLOOR

ENTRANCE HALL

13'1" x 5'9" (3.99m x 1.75m)
With a modern uPVC front door which is painted orange on the exterior and which is a fitting introduction to this attractive property. The hallway is light and bright with stairs leading to the first floor accommodation,

LOUNGE/DINER

16'9" x 14'7" (5.11m x 4.45m)
A very well proportioned room which allows for flexibility of layout. The focal point of the room is a contemporary style fireplace with hardwood mantle housing gas living flame fire. Two bay windows to the front elevation. Laminate flooring and cupboard under stairs.

KITCHEN

9'8" x 8'6" (2.95m x 2.59m)
Offering a good range of wall and base modern storage units with cream fronts and contrasting granite style laminate work surfaces with matching upstand. Four ring stainless steel gas hob with extractor over, matching stainless steel sink and drainer, integrated oven, space and plumbing for washing machine, fridge freezer and window to the front elevation.

FIRST FLOOR

LANDING

11'1" x 6'3" (3.38m x 1.91m)
With built-in cupboard.

BEDROOM 1

14'7" x 8'2" (4.45m x 2.49m)
Double bedroom with window to rear elevation.

BEDROOM 2

12'2" x 8'1" (3.71m x 2.46m)
Double bedroom with window to front elevation.

BEDROOM 3

8'11" x 6'1" (2.72m x 1.85m)
A generous sized single bedroom which is currently used as a dressing room with window to the front elevation.

BATHROOM

6'0" x 6'0" (1.83m x 1.83m)
A well proportioned and attractive bathroom with fully tiled walls comprising bath with dual head shower over, back to the unit w.c. and modern hand wash basin sat on tiled shelf. Window to the rear elevation.

OUTSIDE

The current owners have been in the process of developing the front garden to create an attractive feature. Having planted a beech hedge there are also a number of ornamental shrubs and trees which should, in a short period of time, create an attractive frontage.

The rear garden has been landscaped for ease of maintenance and is largely gravelled with a number of ornamental shrubs and trees. Having double vehicle gates the garden could be used for car parking, however, a further designated parking space lies immediately adjacent to the house and is shown on the deeds.

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).

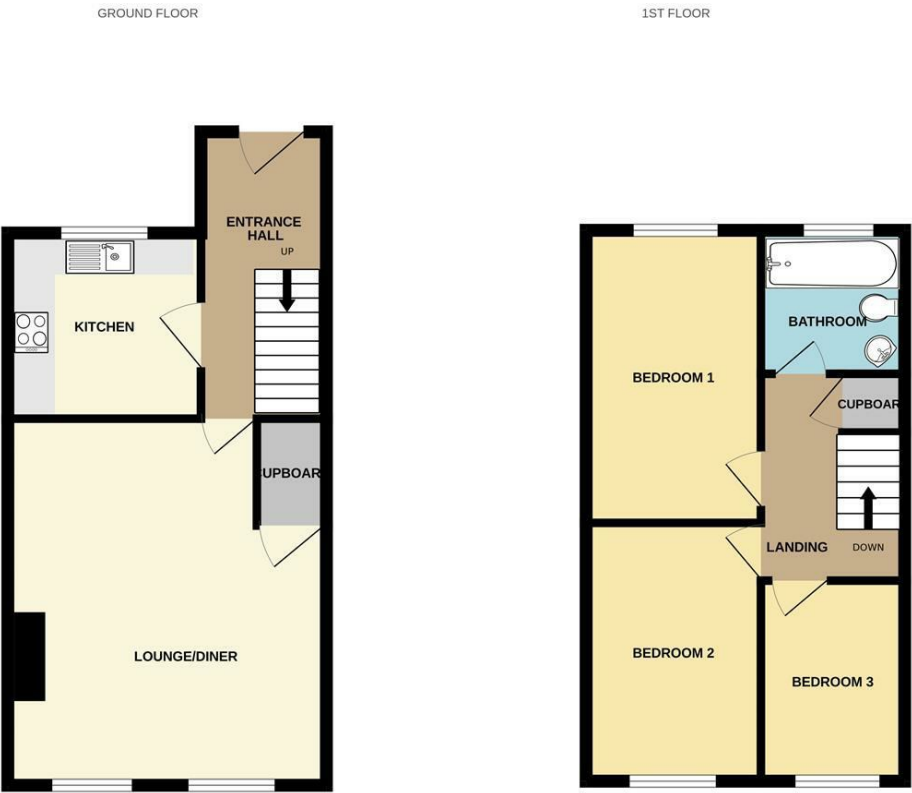
VIEWING

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 floorplans 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.
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