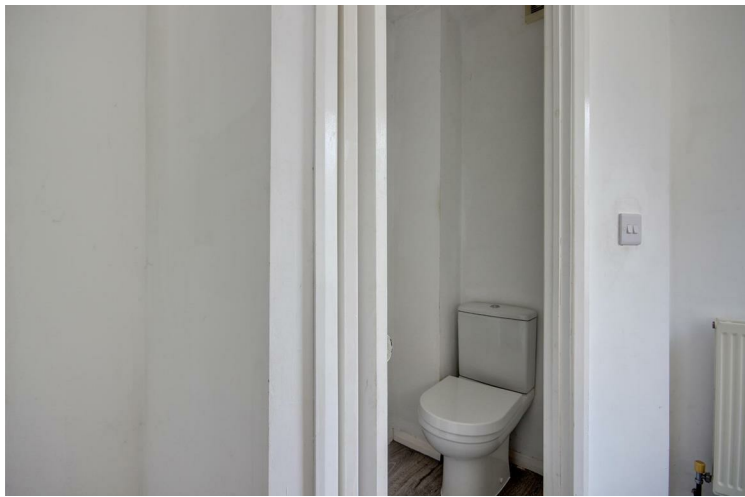




Grindell House, 35 North Bar Within, Beverley,
East Riding of Yorkshire HU17 8DB
Tel: 01482 886200 | Email: beverley@qandc.net
www.quickclarke.co.uk



- Three bedroom period mid terrace
- Modern Kitchen & bathroom
- Groundfloor cloak plus first floor bathroom
- Close to town centre, railway station and Flemingate development
- Southerly facing rear garden
- No onward chain
- EPC Rating: D
- Council Tax Band: B

An attractively proportioned and very conveniently located period mid terrace, situated close to the railway station and town centre. Offered to the market with no onward chain and having the benefit of two generous sized reception rooms, modern fitted kitchen and ground floor WC. To the first floor are three bedrooms plus a modern house bathroom. The property also boasts a southerly facing rear garden.

LOCATION

The property is located on the western side of Grovehill Road on a row of terraces, very close to the Flemingate development and Beverley's railway station. This extremely convenient location provides ease of access to all of the amenities in Beverley including the sports centre and Beverley Minster.

THE ACCOMMODATION COMPRISES

GROUND FLOOR

ENTRANCE HALL

UPVC Front door with ornate glass panels and a further glass panel above to create a light and bright atmosphere. Stairs to the first floor accommodation.

LIVING ROOM

11'2" x 11'0" (3.40m x 3.35m)
A well proportioned living room with bay window to the front elevation. Electric stove set in a brick fireplace with York stone hearth and wooden mantel above. Shelving in alcove to one side.

SITTING ROOM

12'10" x 11'5" (3.91m x 3.48m)
A further well proportioned reception room with window to the rear garden.

KITCHEN

13'7" x 6'1" max (4.14m x 1.85m max)
Modern fitted kitchen with white gloss fronts and contrasting laminate work surfaces and ceramic tile splashbacks. Inset composite sink and drainer, four ring stainless steel gas hob with extractor over, integrated oven, dishwasher, wall mounted anthracite coloured radiator. Laminate flooring, window to side elevation and wall cupboard concealing the gas boiler. Sliding door into

REAR LOBBY

4'6" x 6'7" max (1.37m x 2.01m max)
Space for upright freezer, a further work surface, window to side elevation and UPVC glass paneled door opening out onto the rear garden. Continuation of the laminate flooring which flows into

CLOAK/WC

4'6" x 3'8" (1.37m x 1.12m)
With a two piece sanitary set comprising close coupled WC and a vanity hand wash basin.

FIRST FLOOR

LANDING

Cupboard, shelved out for storage.

BEDROOM 1

14'6" x 11'2" (4.42m x 3.40m)
Bay window to front elevation.

BEDROOM 2

12'10" x 9'0" (3.91m x 2.74m)
Cast iron period fireplace and window to rear elevation.

BEDROOM 3

7'5" x 6'8" (2.26m x 2.03m)
Window to rear elevation.

BATHROOM

3'10" x 9'8" (1.17m x 2.95m)
A modern three piece sanitary suite comprising close coupled WC, vanity hand wash basin, shower bath with separate thermostatic shower valve over. Chrome heated towel rail, fully tiled walls, laminate flooring and window to side elevation.

OUTSIDE

FRONT GARDEN

A forecourt garden which has been laid under gravel for ease of maintenance with hedged borders which provide a good level of privacy to the living room.

REAR GARDEN

A generous size and ideally southern facing. The garden has a flagged patio area adjacent to the rear garden. This leads out onto a largely lawned garden with a number of ornamental shrubs and trees. There is a brick shed attached to the rear of the house and adjacent to the shed is a gate giving right of way access back onto Grovehill Road.

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 here, measurements of doors, windows, stairs 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 Metapix 12/2025