





The Property Specialists

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3 Norwood Grove, Beverley HU17 9HR
Guide Price £165,000

- Semi-detached house
- Great residential locality
- Off-street car parking potential
- Converted garage
- Two bedrooms
- 18' lounge
- Conservatory
- EPC Rating: D
- Council Tax Band: B

A more recently constructed semi-detached house located in a well established and popular residential area having great access to Beverley town centre, and with the potential for off-street car parking subject to all necessary consents. The property is very well proportioned offering approximately 720 square feet of living space and having two bedrooms and the further benefit of a garage which has been converted to provide office/gym with its own shower room.

This really will be an excellent first home or investment opportunity.

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

KITCHEN

11'6" x 7'4" (3.51m x 2.24m)
Base and eye level units with roll edge work surfaces incorporating an electric oven and gas hob with single drainer sink uni. PVCu sealed unit double glazed window.

LIVING ROOM

17'9" x 11'6" (5.41m x 3.51m)
Return staircase to first floor and understairs storage cupboard, ceiling coving, dado rail and double radiator. Open to:

CONSERVATORY

12' x 11' (3.66m x 3.35m)
Of brick and PVCu sealed unit double glazed construction with French doors to rear garden and radiator.

FIRST FLOOR

BEDROOM 1 (REAR)

11'5" x 9'4" (3.48m x 2.84m)
Laminate floor, PVCu sealed unit double glazed window and radiator.

BEDROOM 2 (FRONT)

11'6" x 7'4" (3.51m x 2.24m)
Laminate floor, PVCu sealed unit double glazed window and radiator.

BATHROOM

8' x 4'4" (2.44m x 1.32m)
Panelled bath with shower over, wash basin and low level w.c., built-in cupboard housing gas fired central heating boiler, PVCu sealed unit double glazed window and chrome towel radiator.

OUTSIDE

The property is set well back from the road having a fenced and gravelled garden, along with a low maintenance rear brick sett and paved garden

The garage, which previously had vehicular access from Grove Park, has been converted to provide an office/gym with separate shower room.

AGENT'S NOTE

We understand that there is no formal Building Regulation Approval in place in respect of the garage conversion.

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 PVCu 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 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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