



SYMONDS + GREENHAM

Estate and Letting Agents



211 Grovehill Road, Beverley, HU17 0HR **Offers over £160,000**

PERFECT DEVELOPMENT OPPORTUNITY IN THE SOUGHT AFTER TOWN OF BEVERLEY

Welcome to Grovehill Road, Beverley - a charming semi-detached house with great potential! This property boasts two reception rooms, three bedrooms, and a bathroom, offering ample space for a comfortable living arrangement.

Situated in a desirable location, this house comes with the added benefit of a huge rear garden, perfect for outdoor activities and relaxation. The ample off-street parking ensures convenience for you and your guests.

Although some refurbishment is required, this property presents an exciting development opportunity for those looking to create their dream home. With no onward chain, the possibilities are endless for customising this house to suit your taste and needs.

Don't miss out on the chance to transform this property into a beautiful and functional space that you can call home. Contact us today to arrange a viewing and unlock the full potential of this fantastic opportunity on Grovehill Road!

GROUND FLOOR

ENTRANCE HALL

with stairs to the first floor

LOUNGE

18'3 max x 12'3 max (5.56m max x 3.73m max)



DINING ROOM

10'2 max x 11'10 max (3.10m max x 3.61m max)

KITCHEN

15'1 max x 7'9 max (4.60m max x 2.36m max)



REAR PORCH



FIRST FLOOR

LANDING



BEDROOM ONE

14'3 max x 13'11 max (4.34m max x 4.24m max)



BEDROOM TWO

13'7 max x 10'8 max (4.14m max x 3.25m max)

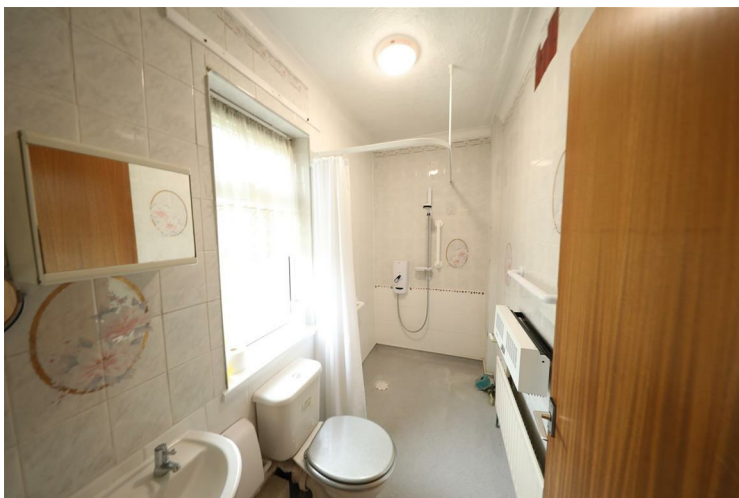


BEDROOM THREE

8'8 max x 8'0 max (2.64m max x 2.44m max)



BATHROOM



OUTSIDE

A generous rear garden with off street parking to the front and side



CENTRAL HEATING

The property has the benefit of gas central heating (not tested).

DOUBLE GLAZING

The property has the benefit of double glazing.

TENURE

Symonds + Greenham have been informed that this property is Freehold

If you require more information on the tenure of this property please contact the office on 01482 444200.

COUNCIL TAX BAND

Symonds + Greenham have been informed that this property is in Council Tax Band A

VIEWINGS

Please contact Symonds + Greenham on 01482 444200 to arrange a viewing on this property.

DISCLAIMER

Symonds + Greenham do their utmost to ensure all the details advertised are correct however any viewer or potential buyer are advised to conduct their own survey prior to making an offer.

Please note that this property is non standard construction and advice should be sought by a mortgage advisor prior to putting forward any offers.

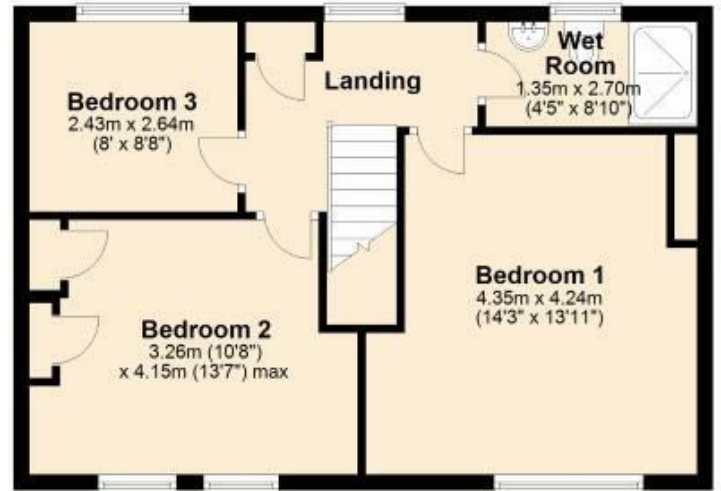
Ground Floor

Approx. 50.7 sq. metres (545.5 sq. feet)



First Floor

Approx. 49.5 sq. metres (532.6 sq. feet)



Total area: approx. 100.2 sq. metres (1078.1 sq. feet)

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(82 plus) A	
(81-81) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(02 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC

