



**SYMONDS + GREENHAM**

*Estate and Letting Agents*



## **45 Norwood Far Grove, Beverley, HU17 9HU**

### **£165,000**

Situated in the sought-after market town of Beverley, this charming mid-terrace home offers an excellent opportunity for first-time buyers and investors alike. With two generously sized bedrooms and a bright, welcoming reception room, the property combines modern comfort with a homely, inviting feel.

A particular highlight is the beautifully maintained front and rear gardens—ideal for relaxing, entertaining, or enjoying a bit of gardening in a peaceful setting. These outdoor spaces provide a private retreat from the pace of everyday life.

Offered with no onward chain, the home is ready for a smooth and straightforward purchase. Its prime location places you within easy walking distance of Beverley's vibrant town centre, with its array of shops, cafés, and local amenities.

Whether you're stepping onto the property ladder or expanding your portfolio, this well-presented two-bedroom home is a smart investment in a thriving and well-connected market town. Early viewing is highly recommended.

## GROUND FLOOR

### ENTRANCE HALL

with stairs to the first floor

### LOUNGE

12'2 x 11'8 (3.71m x 3.56m )

with feature fire place and bay window

### KITCHEN

15'6 x 8'1 (4.72m x 2.46m )

A spacious kitchen with a range of eye and base level units with complementing work surfaces, electric oven, induction hob with overhead extractor fan, stainless steel sink and drainer unit, plumbing for washing machine, space for fridge freezer and pantry style understairs storage cupboard

## FIRST FLOOR

### BEDROOM ONE

14'4 x 11'11 (4.37m x 3.63m )

An excellent sized double bedroom with two storage cupboards

### BEDROOM TWO

11'3 x 9'8 (3.43m x 2.95m )

A second double bedroom

### BATHROOM

5'11 x 6'8 (1.80m x 2.03m )

with low level WC, pedestal hand basin, panelled bath with overhead shower attachment and tiles to splashback areas

## OUTSIDE

The property benefits from beautiful front and rear gardens.

The westerly facing rear garden is quite the sun trap and an excellent space to relax or entertain guests laid to areas of lawn and patio with beautiful flower beds and a summer house to the rear

## CENTRAL HEATING

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

## 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

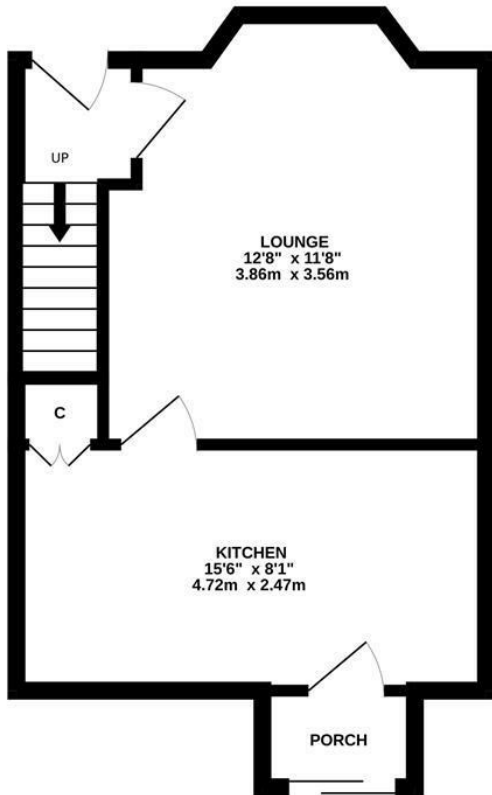
Please contact Symonds + Greenham on 01482 444200 to arrange a viewing on this property.

## DISCLAIMER

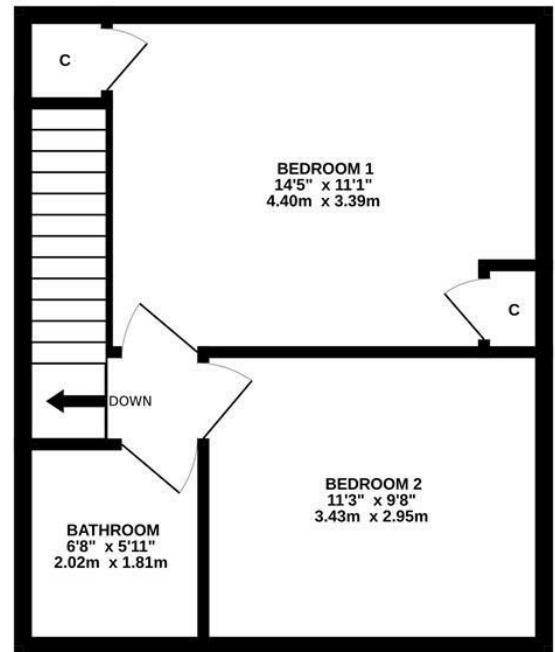
Symonds + Greenham do their utmost to ensure all the details advertised are correct however any viewer or potential buyer are advised to conduct their own survey prior to making an offer.



GROUND FLOOR



1ST FLOOR



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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) 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	86

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

