



5 Grovehill Road
Beverley, Yorkshire HU17 0EA
Offers over £210,000

WP WOOLLEY
& PARKS

*** PREMIUM LOCATION WITH OFF STREET PARKING ***
360° VIRTUAL VIEWING AVAILABLE ONLINE *

This beautifully presented, three bedroom home has been updated and improved by the current owners to a wonderful standard! Situated just a stones throw from the Flemingate development and a short walk from the town centre, rarely does a property done to this standard with the benefits of off street parking present itself! Internal accommodation itself briefly comprises entrance hall, open plan kitchen / dining / living room, utility area and family bathroom. The first floor boasts master bedroom, second double bedroom and third bedroom. The second floor benefits from a spacious loft room. Externally there is a well presented rear garden and driveway providing off street parking for two cars. Viewing comes highly recommended to fully appreciate the true size and quality on offer!



Entrance Hall

With composite external door to front, part panelled walls and fitted carpet.

Open Plan Kitchen / Dining / Living

38'06 x 13'11 (11.73m x 4.24m)

A stunning open plan space that has been recently updated and improved throughout!

Kitchen

13'11 x 11'07 (4.24m x 3.53m)

A recently fitted kitchen with a range of wall and base units, roll top work surfaces, centre island with one and a half bowl composite sink and integral dishwasher, there is a single electric oven, integral microwave, five ring gas hob with extractor, integral fridge / freezer, wine cooler, fitted bench, large skylight, double glazed French doors to rear elevation, under stairs storage cupboard, radiator and tiled flooring.

Dining Area

12'04 x 11'08 (3.76m x 3.56m)

With tiled flooring, radiator and television point.

Lounge

13'05 x 11'03 (4.09m x 3.43m)

A beautiful lounge with double glazed bay window to front elevation with window seat, exposed brick feature fireplace, television point, radiator and fitted carpet.

Utility Area

6'09 x 3'04 (2.06m x 1.02m)

With plumbing for free standing appliances, fitted storage and tiled flooring.

Bathroom

6'10 x 5'08 (2.08m x 1.73m)

A part tiled bathroom with panelled bath and mains shower over, low flush WC, pedestal wash basin, heated towel rail and double glazed window to side elevation.

First Floor Landing

With fitted carpet.

Master Bedroom

14'09 x 11'02 (4.50m x 3.40m)

A generous master bedroom with double glazed window to front elevation, fitted wardrobes and fitted carpet.

Bedroom Two

12'02 x 9'03 (3.71m x 2.82m)

A second double bedroom with double glazed window to rear elevation, fitted wardrobe, radiator and fitted carpet.

Bedroom Three

11'01 x 6'09 (3.38m x 2.06m)

A third generous bedroom with double glazed windows to rear and side elevations, mains gas boiler, radiator and fitted carpet.

Loft Room

13'02 x 10'11 (4.01m x 3.33m)

A brilliant space with Velux window to rear elevation, storage within the eaves, radiator and fitted carpet.

External

Externally the garden has been landscaped with Indian sandstone paving, lawned area and garden shed.

Parking

The property benefits from a driveway to the rear boasting off street parking for two cars.

Agents Note

To date these details have not been approved by the vendor and should not be relied upon. Please confirm before viewing.

Disclaimer

These particulars are produced in good faith, are set out as a general guide only and do not constitute, nor constitute any part of an offer or a contract. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. Any

intending purchaser should satisfy him/herself by inspection of the property or otherwise as to the correctness of each of the statements prior to making an offer. No person in the employment of Woolley & Parks Ltd has any authority to make or give any representation or warranty whatsoever in relation to this property.

Laser Tape Clause

Laser Tape Clause

All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

New Viewing Protocols

In light of Government guidance regarding Corona-virus - new restrictions are in place and must be adhered to should you wish to view this property. These include completing an online health declaration form, limiting viewings to two people and for 15 minutes maximum. Viewers should also wear their own gloves as a minimum and other PPE as required. Further guidance will be given by our team.

Virtual Viewing/Videos

In view of the restrictions imposed by the Government in relation to Coronavirus, a 3D virtual Tour/video of this property has been commissioned to enable you to obtain a better picture of it before deciding to arrange a physically viewing. We accept no liability for the contents/ommissions of the video/3D Tour and recommend a full physical viewing takes place before you take steps in relation to the property (including incurring expenditure).







This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

