



175 Grovehill Road, Beverley, HU17 0ET
£215,000

We are delighted to offer for sale this mid terraced house offering a mix of modern and period features being located in a popular area with access to transport links and amenities plus with access to OFSTED 'Good' and 'Outstanding' Primary and Secondary schools.

The property benefits from gas central heating. There is a modern dining kitchen with pantry plus 2 further reception rooms, a modern 4 piece bathroom plus further WC & 3 double bedrooms. Items of note include walk in bay windows to the front reception room and dining kitchen, gas fire and surround to lounge, wood burning stove to dining kitchen plus shutters to front reception room and bedroom 1. There are ample sockets and media points. The property is ready to move in with flooring included as fitted.

To the ground floor is an entrance hall, 2 reception rooms, dining kitchen, pantry & WC. There are 3 double bedrooms and a 4 piece bathroom accessed from the first floor landing.

The property has garden areas to the front and rear with an impressive rear garden having patio and lawns and an open aspect with allotments beyond.

- Tenure - Freehold
- Council Tax - Band C
- Parking - On street via permit (£35 pa charge)

The property comprises.

GROUND FLOOR

Entrance Hall
With laminate flooring

Front Reception Room 13'9"(max) x 11'11"(max) (4.21m(max) x 3.64m(max))
Having a feature bay window with seat plus gas fire and surround, flooring and shutters.

Rear Reception Room 12'2"(max) x 10'4"(max) (3.71m(max) x 3.17m(max))
With ornamental fireplace, vinyl flooring and blind.

Dining Kitchen 27'7"(max) x 11'8"(max) (8.43m(max) x 3.58m(max))
A light dual aspect room having a comprehensive range of modern wall and base units with complimenting laminate worktops and tiling. With double oven, hob, hood and dishwasher. With walk in bay window and wood burning stove plus luxury flooring. Access to pantry.

WC 5'5" x 2'10" (1.66m x 0.87m)
With white sanitary ware and vinyl flooring.

FIRST FLOOR

Landing
With fitted carpets. Access to store and airing cupboard.

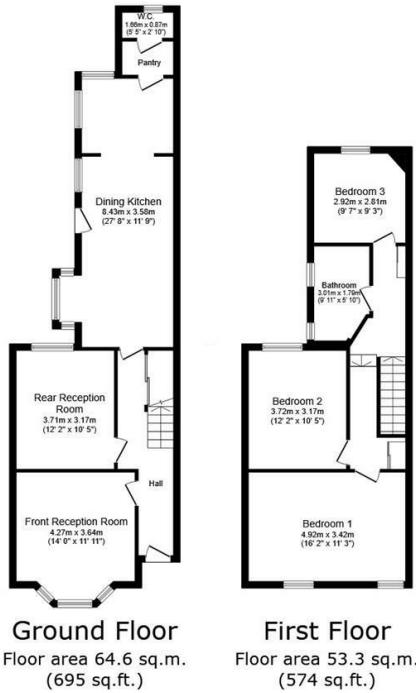
Bedroom 1 16'1"(max) x 11'2"(max) (4.92m(max) x 3.42m(max))
With ornamental fireplace, luxury flooring and shutters.

Bedroom 2 12'2"(max) x 10'4"(max) (3.72m(max) x 3.17m(max))
With vinyl flooring and blind.

Bedroom 3 9'6"(max) x 9'2"(max) (2.92m(max) x 2.81m(max))
With carpets and blinds.

Bathroom 9'10"(max) x 5'10"(max) (3.01m(max) x 1.79m(max))
Having a modern 4 piece suite with separate bath and shower plus tiling and feature radiator.

EXTERNAL
The property has garden areas to the front and rear with an impressive rear garden having patio and lawns and an open aspect with allotments beyond.



Total floor area: 117.9 sq.m. (1,269 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io