



## 36 Norwood Grove, Beverley, East Yorkshire, HU17 9HS

- Two Bedroom Mid Terrace House
- Offered For Sale with No Forward Chain
- Dining Room
- Rear Lobby with access to Outside
- Two First Floor Bedrooms
- Located off Norwood
- Entrance into Lounge
- Kitchen
- Ground Floor Bathroom
- Small Rear Garden Area

**Offers In The Region Of £145,000**



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# 36 Norwood Grove, Beverley, East Yorkshire, HU17 9HS

Two bedroom mid terrace house, located off Norwood. The property is well placed for local amenities nearby. The accommodation comprises:- Entrance into lounge, dining room, kitchen, rear lobby and a ground floor bathroom. On the first floor can be found the two bedrooms. Small rear garden area. Gas fired central heating system and double glazing. No forward chain. Viewing via Leonards please.

## Location

Located on Norwood Grove, the property is located within a short commute of Beverley town centre. Beverley is an extremely popular Historic Market Town with a wide range of facilities and special attractions including the Minster, the Westwood and Beverley Racecourse. The town is generally acknowledged as the main retail shopping centre of the East Yorkshire region outside Hull. Boasting several good quality restaurants and bars and a private golf club situated on the Westwood. Beverley lies approximately ten miles to the north of the City of Hull and approximately thirty miles south-east of York and is ideally located for access to the coast and the motorway network. There is a train station within the town and a local train service connects Beverley with Hull and the East Coast resorts of Bridlington and Scarborough.

## Entrance into Lounge

13'0" x 9'11" (3.986m x 3.037m)

Main front entrance door provides access into the property. Window to the front elevation, fire surround (fire not connected) and access into:

## Dining Room

10'2" x 12'0" (3.118m x 3.667m)

Window to the rear elevation, radiator and stairs lead off to the first floor elevation.

## Kitchen

5'9" x 13'2" (1.778m x 4.014m)

Fitted with a range of base and wall units, work surfaces incorporate the deep glazed style sink unit with mixer tap. Space for appliances, window to the side elevation, radiator and gas fired central heating system.

## Rear Lobby

Side entrance provides access to the outside.

## Ground Floor Bathroom

5'10" x 5'6" (1.799m x 1.687m)

Suite of bath with shower over (not tested), wash hand basin and WC. Window to the side elevation and radiator.

## First Floor

### Bedroom One

9'11" x 12'1" (3.047m x 3.691m)

Window to the front elevation and radiator.

### Bedroom Two

10'4" x 12'1" (3.168m x 3.690m)

Window to the rear elevation and radiator.

## Outside

There is a small rear garden area.

## Services

The mains services of water, gas and electric are connected.

## Energy Performance Certificate

The current energy rating on the property is D (68),

## Tenure

The tenure of this property is Freehold.



### **Mortgage Advice**

UK Moneyman Limited is now Leonards preferred partner to offer independent mortgage advice for the purchase of this or any other residential property. As a reputable Licensed credit broker, UK Moneyman will carry out a comprehensive search of a wide range of mortgage offers tailored to suit your particular circumstances, with the aim of saving you both time and money. Customers will receive a free mortgage appointment with a qualified Advisor. Written quotations on request. Call us today on 01482 375212 or visit our website to arrange your free, no obligation mortgage appointment. We may receive a fee if you use UK Moneyman Limited's services. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.

### **Viewings**

Strictly through the sole agents Leonards 01482 375212/01482 330777

### **Referral Fees**

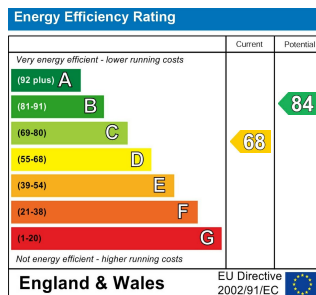
As part of our service, we often recommend buyers and sellers to our local conveyancing providers, namely Jane Brooks Law, Graham & Rosen and Brewer Wallace whereby we will obtain from them on your behalf a quotation. It is at your discretion whether you choose to engage the services of the provider that we recommend. Should you do so, you should know that we would expect to receive from them a referral fee of £104.17 + VAT (£125.00 including VAT) from Jane Brooks Law or £104.17 + VAT (£125 including VAT) from Graham & Rosen or £100.00 +VAT (£120.00 including VAT) from Brewer Wallace for each successful completion transaction for recommending you to them. We will also have a mortgage referral arrangement with Hull Moneyman for which we will receive a fee based on the procuration fee they receive. We also receive a referral fee for survey instructions passed to Graham Gibbs Associates of £20 + VAT (£24 including VAT).

### **Purchaser Outgoings**

From internet enquiries with the Valuation Office website the property has been placed in Band A for Council Tax purposes. Local Authority Reference Number BEV245036000. Prospective buyers should check this information before making any commitment to take up a purchase of the property.

### **Free Sales Market Appraisal/Valuation**

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