



29 Norwood Far Grove, Beverley, East Yorkshire, HU17 9HU

**LEONARDS**

SINCE 1884



- Outstanding Extended Semi-Detached Property
- Three Bedrooms
- Gas Central Heating System- Double Glazing
- Close To Beverley Town Centre
- Family Bathroom To The First Floor
- Pretty Front & Rear Gardens
- Sitting Room, Superb Fitted Dining Kitchen
- Shower Room To The Ground Floor
- **VIEWING MOST HIGHLY RECOMMENDED TO AVOID DISAPPOINTMENT !!!!!!!!!**

Nestled in the charming area of Norwood Far Grove, Beverley, this delightful semi-detached house offers a perfect blend of comfort and modern living. With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space. The inviting reception room provides a warm and welcoming atmosphere, perfect for both relaxation and entertaining guests. The impressive dining kitchen we feel is very much the heart of the home. The house boasts a family bathroom to the first floor with a separate shower room which is situated to the ground floor ensuring convenience for all occupants. This thoughtful layout enhances the practicality of daily life, making it easier for families to manage their routines. The property is designed to cater to contemporary needs while maintaining a homely feel. Situated in a desirable location, residents will benefit from the local amenities and the vibrant community that Beverley has to offer. The area is known for its picturesque surroundings and excellent transport links, making it an ideal choice for those commuting to nearby cities or simply wishing to enjoy the tranquillity of suburban living. Norwood Far Grove presents an excellent opportunity for anyone looking to settle in a welcoming neighbourhood. With its spacious layout and convenient features, it is a property that truly deserves your attention. Don't miss the chance to make this lovely house your new home.

## Asking Price £239,950



**Location**

The property is situated within a popular residential area near the heart of the Beverley Town Centre. Beverley itself regularly features as one of the most desirable places to live in the country and is a historic market town with an excellent range of facilities together with the renowned Beverley Minster, the open pasture land of The Westwood and its own racecourse. The town also has its own private golf club. The retail offering includes multiple national brands together with numerous independent traders, many of which are clustered around the beautiful North Bar Within district, Saturday Market, Wednesday Market and The Flemingate Shopping Centre. Beverley is an extremely popular Historic Market Town with a wide range of facilities and special attractions. 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. 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 and bus station within the town and a local train service connects Beverley with Hull and the East Coast resorts of Bridlington and Scarborough.

**Entrance Hallway**

Having staircase to the first floor accommodation. Radiator.

**Sitting Room**

14'5" x 12'0" (4.4m x 3.67m)

Having a square bay window to the front elevation. The focal point to this room is the inset to the chimney breast which would be ideal to incorporate an Log Burning Stove ( subject to current regulations ) Radiator. French doors leading to the :

**Superb Dining Kitchen**

15'9" max x 16'5" max (4.826m max x 5.025m max)

This room we feel is very much the heart of the home, which forms part of the ground floor extension this superb fitted kitchen has a comprehensive range of high gloss grey fronted units with work preparation surfaces over. Sink unit with 1.5 bowl sink with mixer tap. Integrated oven, hob and cooker hood. There is also an integrated washer/ dryer, fridge freezer and dishwasher. Vertical radiator. Double glazed window to the side elevation with a further double glazed window to rear with door overlooking the pretty rear garden beyond. Understairs storage that provides storage.

**Ground Floor Shower Room**

4'9" x 7'0" (1.47m x 2.15m)

Double step-in shower enclosure with shower screen. Low level w.c. Pedestal wash hand basin. Heated towel rail. Double glazed window to rear elevation.

**Landing**

Having doors that lead off into the individual rooms. Double glazed window to the side elevation. Loft access which has been part boarded out with retractable ladder.

**Master Bedroom**

17'5" max into recess x 10'7" (5.315m max into recess x 3.245m)

A lovey sized room having double glazed window the the front elevation. The focal point to this room we feel is the beautiful ornamental "Period Style fire place" Radiator.

**Bedroom Two**

17'4" x 8'2" (5.29m x 2.498m)

Forming part of the first floor extension. Having double glazed window to the rear elevation. Radiator.

**Bedroom Three**

8'8" x 7'0" (2.65m x 2.153m)

Having half panelling to one wall. Double glazed window to the rear elevation. Radiator.

**Family Bathroom**

5'11" x 5'6" (1.82m x 1.689m)

Fitted with a three piece suite comprising comprising panelled bath with shower attachment. Low level w.c.. Vanity wash hand basin within a vanity furniture. Double glazed window to the side elevation. Fully tiled to walls. Chrome towel radiator.

**Outside**

The property has a front garden area with a pathway way that runs through to side of the property. The good sized rear garden we believe is South Facing has been laid to lawn with borders and attractive paved areas. Garden Shed. Parking to this property is on street, with no parking control permits at this present time.





**Energy Performance Certificate**

The current energy rating on the property is ( D ) 63

**Free Sales Market Appraisal/Valuation**

Thinking of selling your house, or presently on the market and not yet achieved a sale or the level of interest you expected\*? Then why not contact Leonards for a free independent market appraisal for the sale of your property? We have many years of experience and a proven track record in the selling of properties throughout the city of Hull and the East Riding of Yorkshire. \*Where your property is presently being marketed by another agent, please check you agency agreement for any early termination costs or charges which may apply.

**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.

**Purchaser Outgoings**

From internet enquiries with the Valuation Office website the property has been placed in Band B for Council Tax purposes. Local Authority Reference Number BEV242029000 Prospective buyers should check this information before making any commitment to take up a purchase of the property.

**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).

**Services**

The mains services of water, gas and electric are connected. None of the services or appliances including boilers, fires and any room heaters have been tested.

For mobile/broadband coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

**Viewings**

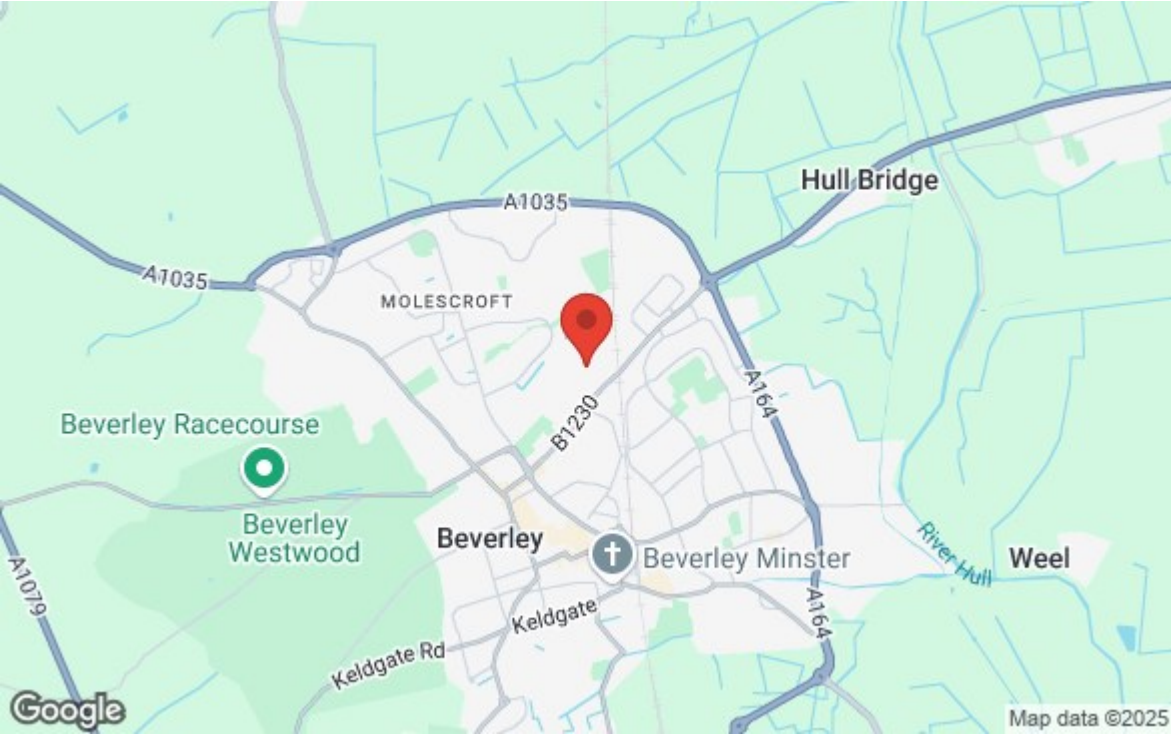
Strictly through the sole agents Leonards 01482 375212/01482 330777

**Tenure**

The tenure of this property is freehold.

**Personal Interest Declaration**

Under the Estate Agents Act 1979 we are obliged to advise that the seller of this property is an relative of an employee of Leonards.







## Ground Floor



## First Floor



Potential Layout for guidance purposes only.  
Room Measurements are approx.

Plan produced using PlanUp.

## 29 Norwood Far Grove, Beverley

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>86</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>63</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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