



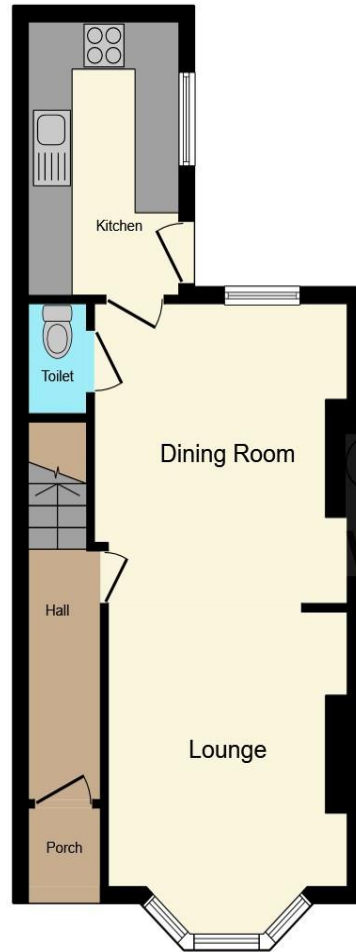
Grovehill Road, BEVERLEY, HU17 0EA

Welcome to

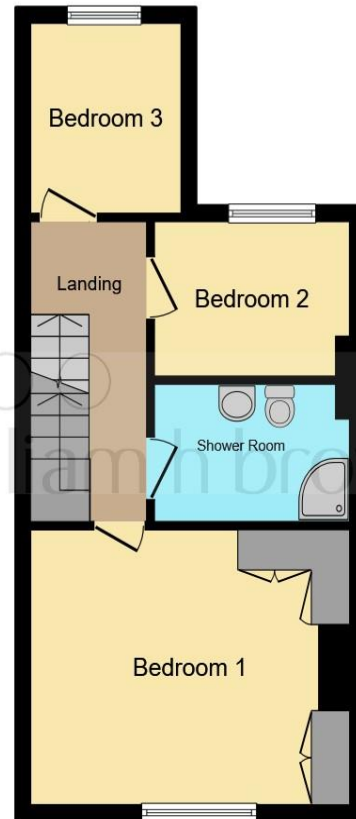
Grovehill Road, BEVERLEY

Attractive bay fronted traditional house in a highly convenient location near Flemingate, railway station and Beverley town centre. Retaining original features and well presented throughout, with modern kitchen and bathroom, 27ft through lounge, three bedrooms, bathroom, and forecourt front.

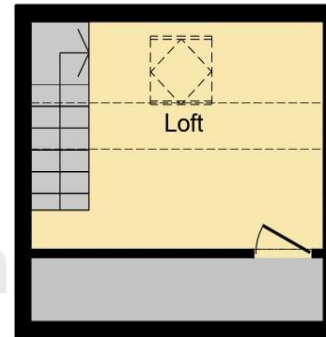




Ground Floor



First Floor



Second Floor

Entrance Porch

Entrance Hall

Through Lounge

27' 2" into bay window x 10' 7" (8.28m into bay window x 3.23m)

Kitchen

11' 2" x 6' 7" (3.40m x 2.01m)

Landing

Bedroom One

13' 2" x 11' 2" plus fitted wardrobes (4.01m x 3.40m plus fitted wardrobes)

Bedroom Two

8' x 7' (2.44m x 2.13m)

Bedroom Three

8' 8" into recess x 6' 5" (2.64m into recess x 1.96m)

Bathroom

Loft

10' 4" including wardrobe x 9' 5" restricted head height (3.15m including wardrobe x 2.87m restricted head height)

Outside

To the front of the property is a forecourt garden area and to the rear is a paved patio and extensive decked seating area giving through to an artificial grassed area. The garden has fencing to the boundaries and rear pedestrian access.

Outbuilding

Attached to the rear of the property is a very useful brick store.

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 orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form 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.focalagent.com

Welcome to

Grovehill Road, BEVERLEY

- Attractive bay fronted traditional house
- Highly sought after location close to Flemingate, station and town centre
- Retaining some original features, well presented throughout
- Modern kitchen and bathroom
- Forecourt front garden and feature rear garden with brick outbuildings

Tenure: Freehold EPC Rating: D

Council Tax Band: B

offers over

£210,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/BEV107311



Property Ref:
BEV107311 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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