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grays



4 Grove Close, Beverley, HU17 9JT

£209,950





4 Grove Close

Beverley, HU17 9JT

- THREE BEDROOMED FAMILY HOME
- GARAGE
- SPACIOUS LOUNGE
- GARDEN
- 15 MINUTE WALK INTO BEVERLEY
- PARKING SPACE
- FITTED WARDROBES IN PRINCIPAL BEDROOM

Grove Close - Beverley

Beautifully Presented Three Bedroom Family Home in a Prime Central Location. Positioned off Norwood, this beautifully presented three bedroom mid terrace home is ready to move straight into and offers everything a growing family could need.

The spacious lounge provides a wonderfully sociable space to relax and unwind and opens into the dining area which is positioned off the kitchen.

Upstairs, a family bathroom with a three piece suite services three well proportioned bedrooms, two doubles and a single, with the principal bedroom benefiting from fitted wardrobes, keeping things organised.

Outside, the property benefits from a parking space and garage, a real bonus for family life and one that's not always easy to come by in this sought after pocket of Beverley.

The location is very hard to beat. A leisurely 15 minute walk brings you into Beverley town centre, with its fantastic range of shops, cafés, restaurants and schools all within easy reach. St Mary's School and Molescroft Primary, along with the post office and local shopping parade, are also a similar ten to fifteen minutes on foot. The property also benefits from solar panels.

Get in touch, book your viewing today!



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ACCOMMODATION COMPRISES

ENTRANCE HALL 4'8" x 4'4" (1.44m x 1.33m)
uPVC double glazed entrance door, vinyl floor and a pendant light fitting.

LOUNGE 13'10" x 11'9" (4.24m x 3.59m)
Wooden door with chrome handles, carpeted floor, chrome light fitting, understairs cupboard and a front aspect uPVC double glazed window.

DINING ROOM 9'2" x 7'3" (2.81m x 2.23m)
Laminate floor, pendant light fitting and a rear aspect uPVC double glazed window.

STAIRCASE AND LANDING 8'2" x 6'3" (2.51m x 1.92m)
Carpeted floor, pendant light fitting, wooden handrail, wooden banister and a loft hatch.

BATHROOM
Natural wood door with brass handles, tiled floor, rear aspect uPVC double glazed privacy window. Low flush WC, bath with mixer shower, pedestal wash hand basin with mixer tap, splash back tiling and a chrome towel radiator.

PRINCIPAL BEDROOM 12'2" x 9'10" (3.73m x 3m)
Natural wood door with brass handles, carpeted floor, pendant light fitting, front aspect uPVC double glazed window and fitted wardrobes.

BEDROOM TWO 10'11" x 10'0" (3.34m x 3.05m)
Natural wood door with brass handles, carpeted floor, pendant light fitting and a rear aspect uPVC double glazed window.

BEDROOM THREE 8'5" x 6'3" (2.58m x 1.91m)
Natural wood door with brass handles, pendant light fitting and a front aspect uPVC double glazed window.



KITCHEN

8'9" x 8'9" (2.68m x 2.67m)

uPVC rear door with glass panel, laminate flooring, ceiling spotlights, rear aspect uPVC double glazed window, integrated four ring induction hob with extractor, electric oven, plumbing for washing machine, integrated slim dishwasher, fridge freezer, stainless steel drainer sink with mixer tap with splash back tiling and a range of wall and base units.

GARAGE

A single garage with a manual up and over door.

EXTERIOR

To the front of the property lies a side path with a gravelled garden for low maintenance and at the rear lawned grass area.

AGENTS NOTE

The property come with a parking space. The property has solar panels installed on the roof.

COUNCIL TAX:

We understand the current Council Tax Band to be B

SERVICES :

Mains water, gas, electricity and drainage are connected.

TENURE :

We understand the Tenure of the property to be Freehold.

MORTGAGE CLAUSE :

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

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At Green & Green, we specialise in supporting homebuyers in Hull and the surrounding areas with expert mortgage and personal insurance advice. With our independent status, we access hundreds of lenders to find the right deal for each person's unique situation.

PROPERTY PARTICULARS DISCLAIMER :

PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixture, fittings or services, and so does not verify they are in working order, fit for their purpose, or within ownership of the sellers, therefore the buyer must assume the information given is incorrect. Neither has the Agent checked the legal documentation to verify legal status of the property or the validity of any guarantee. A buyer must assume the information is incorrect, until it has been verified by their own solicitors."

The measurements supplied are for general guidance, and as such must be considered as incorrect. A buyer is advised to re-check the measurements themselves before committing themselves to any expense."

Nothing concerning the type of construction or the condition of the structure is to be implied from the photograph of the property.

The sales particulars may change in the course of time, and any interested party is advised to make final inspection of the property prior to exchange of contracts.

MISREPRESENTATION ACT 1967

These details are prepared as a general guide only, and should not be relied upon as a basis to enter into a legal contract, or to commit expenditure. An interested party should consult their own surveyor, solicitor or other professionals before committing themselves to any expenditure or other legal commitments.

If any interested party wishes to rely upon any information from the agent, then a request should be made and specific written confirmation can be provided. The Agent will not be responsible for any verbal statement made by any member of staff, as only a specific written confirmation should be relied upon. The Agent will not be responsible for any loss other than when specific written confirmation has been requested.



Floor Plans



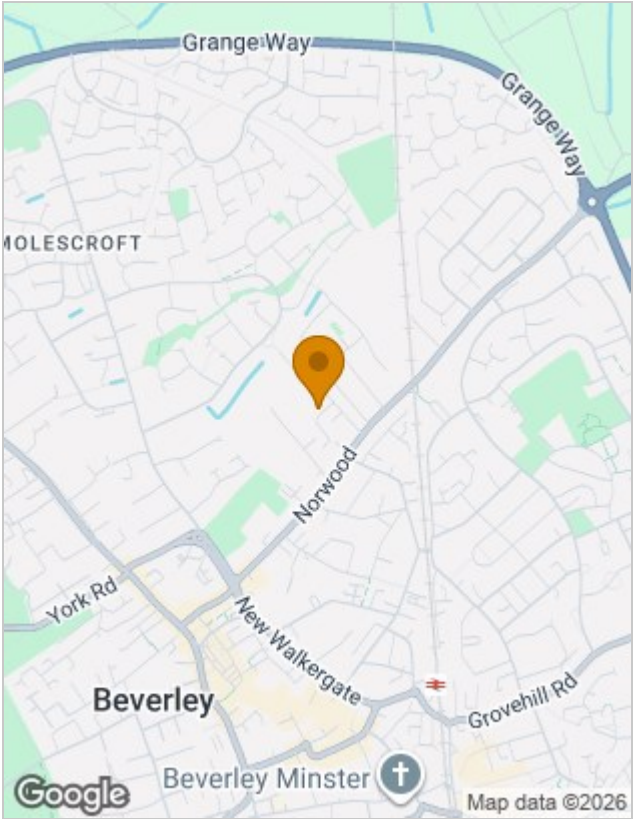
Viewing

Please contact our Beverley Office Office on 01482 866304 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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Location Map



Energy Performance Graph

