

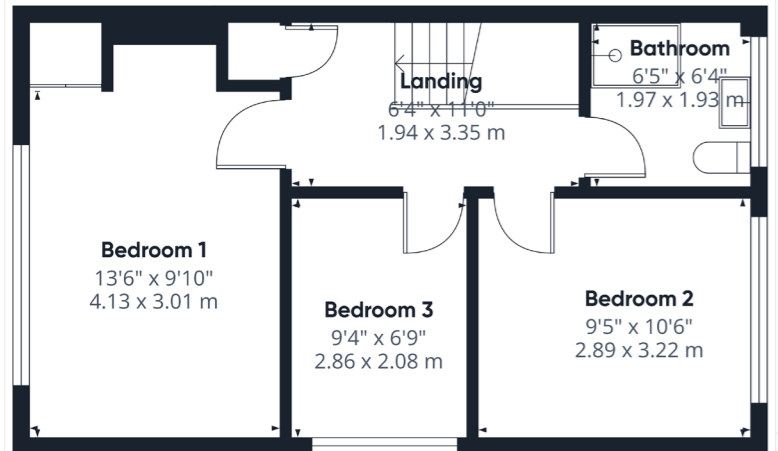
Approximate total area*
543 sq ft
50.5 m²

(*) Excluding balconies and terraces

Calculations reference the RICS DIMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

DRAFT 360

Ground Floor



Approximate total area*
418 sq ft
38.9 m²

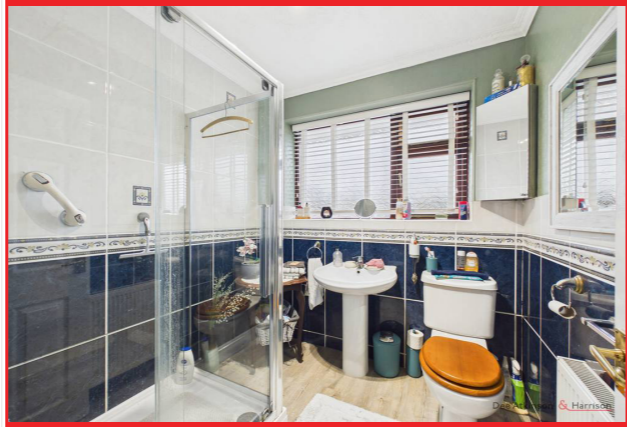
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DRAFT 360

Floor 1

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		



HEATING AND INSULATION
The property has gas-fired radiator central heating and extensive double glazing.

SERVICES
All mains services are connected to the property. None of the services or installations have been tested.

TENURE
The property is Freehold and offered with the benefit of vacant possession upon completion.

COUNCIL TAX
Council Tax is payable to the East Riding of Yorkshire Council. The property is currently shown as listed in Council Tax Band 'C'.

VIEWING
Strictly by appointment with the sole agents on 01482 866844.



Asking Price
£260,000

80 Grovehill Road,
Beverley, HU17 0ER



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Dee Atkinson & Harrison



This semi detached property has been a much loved family home for some time and has been lovingly looked after during that time. Potential buyers will of course wish to change some things to suit their requirements but the property is in very good condition. The spacious rear living room is L-shaped, lending itself to a defined dining area and as it sits at the rear of the house, it is ideally suited to the conservatory. Other points of note include the first floor layout where there is no very small 3rd bedroom as many traditional semi detached houses have, and a longer garage which will appeal to many. The gardens have been lovingly tended and the rear garden has a southerly aspect. With gas fired central heating and extensive double glazing the accommodation comprises: a surprisingly spacious Entrance Hall, fitted Kitchen, spacious L-shaped Living Room and Conservatory. To the first floor is a good-sized Main Bedroom, further Double Bedroom, larger than typical Single Bedroom (currently used as a dressing room) and a Shower Room. There are well maintained gardens to the front that may provide extra off street parking with some landscaping if required and further attractive gardens to the rear. A driveway providing off street parking also leads to a long single garage with a brick store to the rear.

Conservatory - a uPVC double glazed conservatory with windows to 3 sides and French doors to the garden.

Kitchen - a range of base and wall mounted units with fitted oven, grill and hob, breakfast bar, plumbing for washing machine, ceramic 1.5 bowl sink with single drainer, window to front and door to side.

First Floor Landing

Bedroom 1 - a larger double bedroom with a window to the rear and built-in wardrobe.

Bedroom 2 - a double bedroom with a window to the front.

Bedroom 3 - a large single bedroom than you would normally expect in a traditional semi detached house with a window to the side. Currently used as a dressing room.

Shower Room - with a three piece suite in white comprising shower unit, low flush WC and wash hand basin. Extensively tiled walls and window to the front.

Driveway and Garage - there is a good length driveway running past the side of the property which could provide parking for a number of vehicles. This leads to a detached brick built longer single garage with an up and over door, a courtesy door to the garden and with a brick store behind. The larger garage will appeal to a number of potential purchasers.

A great family home in this popular and convenient location. Early viewing is highly advisable but we also have a 360 degree tour which will provide an excellent first insight.

ACCOMMODATION

Entrance Hall - a surprisingly large entrance hall which will appeal to many.

Living Room - also a large room and in an L-shape which provides for a defined dining area adjacent to the kitchen. There is a window adjacent to the 'dining area' providing good levels of natural light. There is attractive oak flooring, a fireplace and French doors which open into the...

Gardens - there are good sized very well maintained partly lawned gardens to the front. Some purchasers may wish to alter this to create extra off street parking though the driveway will provide parking for a number of vehicles. To the rear of the property there are further well maintained gardens with an area of lawn, beds and borders and a patio area. There is fencing and a brick wall to the perimeter.

80 Grovehill Road, Beverley, HU17 0ER

DESCRIPTION

A well maintained and presented 3 bedroom semi detached family home which offers nearly 1000 sq ft of accommodation. Occupying an appealing position with a southerly facing garden and the benefit of not having a tiny 3rd bedroom this property will be sure to be of interest to purchasers looking for a family home in Beverley. Early viewing is highly recommended.

LOCATION

Grovehill Road heads east from Beverley town centre and this property sits nearer the start so makes it ideal for access to the town centre as well as the nearby Flemingate centre and railway station. Beverley is a highly regarded East Yorkshire market town and is in fact the county town of the area. As well as its famous minster and Westwood it is known for its range of shops, restaurants, pubs and leisure amenities. Beverley's bus and railway stations provide good public transport links and the A164 which connects to the eastern end of Grovehill Road gives road connections to Hull and the wider road network.

