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grays



8 Norwood Far Grove, Beverley, HU17 9HX

Asking Price £175,000





8 Norwood Far Grove

Beverley, HU17 9HX

- BEAUTIFULLY PRESENTED PERIOD STYLE COTTAGE
- DELIGHTFUL REAR GARDEN WITH DECKED SEATING AREA
- PERIOD FEATURES THROUGHOUT
- TWO DOUBLE BEDROOMS
- APPROXIMATELY A 15 MINUTE WALK TO BEVERLEY TOWN CENTRE
- IDEAL STARTER HOME

A Home Full of Character, just a Stroll from the Heart of Beverley.

There's something quietly special about a home that feels like it has a story to tell.

This beautifully presented two bedroom period cottage delivers charm in abundance, with traditional pine doors, latch handles and feature fireplaces, every detail speaks to a character that simply can't be replicated in a modern new build.

The cosy lounge and dining room sits at the heart of the home, a proper living space anchored by two fireplaces that make it feel warm and welcoming from the moment you step inside. The galley kitchen is smartly laid out and leads directly out to the rear garden, making everything from morning coffee to summer evenings outside feel wonderfully easy. The bathroom is well appointed with a shower over the bath and a traditional towel radiator, small details that add to the overall sense of quality and care. Both bedrooms are generous doubles, offering flexibility whether you're a couple, a small family, or looking for a comfortable home with a guest room.

Outside, the rear garden is a real highlight, a private, manageable space complete with a decked seating area that's ideal for entertaining or simply unwinding after a long day.

And the location? Around a fifteen minute walk into Beverley town centre, with its independent shops, restaurants, markets and the magnificent Minster on the doorstep. All the convenience of town life, with the peace of a cottage just outside the town centre to come home to.

A genuinely lovely home that deserves to be seen in person.

Get in touch, book your viewing today!



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ACCOMMODATION COMPRISES

LOUNGE 12'11" x 10'2" (3.95m x 3.10m)
uPVC entrance door, laminate flooring, front aspect uPVC double glazed window, ceiling spotlights, brick fire place with wooden mantle piece and wood burning stove and tiled hearth.

DINING AREA 11'3" x 11'2" (3.43m x 3.41m)
Laminate floor, pendant light fitting, cast iron fire place with a tiled hearth.

BATHROOM 10'0" x 5'0" (3.06m x 1.54m)
Traditional pine door with latch, laminate floor, central ceiling light, traditional towel radiator, pedestal wash hand basin, Velux window, rear aspect hardwood privacy window, low flush WC, splash back tiling, bath with mixer tap and shower.

KITCHEN 10'9" x 6'0" (3.28m x 1.84m)
Hardwood rear door with glass panel, laminate floor, rear aspect hardwood window, Velux window, ceramic drainer sink with mixer tap, integrated four ring electric hob and oven, plumbing for a washing machine and splash back tiles.

BEDROOM ONE 12'10" x 9'10" (3.93m x 3.02m)
Traditional pine door with latch, carpeted floor, front aspect uPVC double glazed window, ceiling spotlights, built in wardrobe, loft hatch and a cast iron fire place.

BEDROOM TWO 11'0" x 10'2" (3.37m x 3.11m)
Traditional pine door with latch, carpeted floor, rear aspect uPVC double glazed window and an airing cupboard.



EXTERIOR

To the rear a wooden decked area with steps down to a gravel garden with fence surround, mature trees and shrubs and shed. To the front a gravelled area with potted plants, brick wall, wrought iron gate and flagged path to the front door.

COUNCIL TAX:

We understand the current Council Tax Band to be A

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.

Preferred partner- Green & Green Mortgage & Protection — Your Local Mortgage Partner for Hull & East Yorkshire

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.

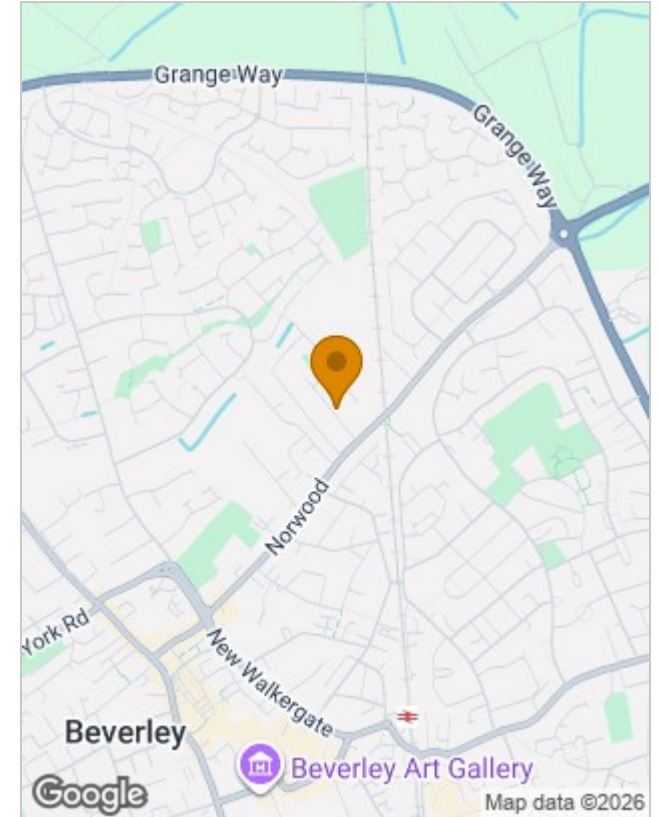
If any interested party wishes to rely upon any information from the agent, then a request should be made and specific written confirmation can be provided. The Agent will not be responsible for any verbal statement made by any member of staff, as only a specific written confirmation should be relied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



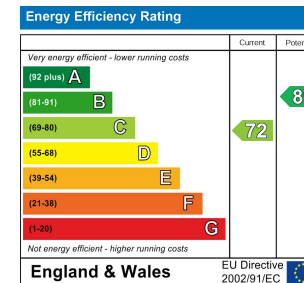
Floor Plans



Location Map



Energy Performance Graph



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.