



**SYMONDS + GREENHAM**

*Estate and Letting Agents*



## **16 Greensides Grove, Beverley, HU17 0ZP**

### **£190,000**

Symonds and Greenham are delighted to present this beautifully presented two bedroom end terraced townhouse on Greensides Grove, forming part of a highly regarded residential development in the heart of Beverley. Ideally positioned just a short walk from the town centre, the property enjoys easy access to Beverley's excellent range of shops, cafés, restaurants and amenities, while also benefiting from excellent transport links and a peaceful setting within a fantastic community.

Perfect for first time buyers, downsizers or those seeking a low maintenance lock up and leave property, this stylish home is presented to an excellent standard throughout and is ready for its next owner to move straight into. The accommodation briefly comprises a welcoming entrance hall leading to a versatile ground floor bedroom, ideal as a guest room, home office or additional living space, alongside a modern shower room. To the first floor is a stunning open plan kitchen, dining and living area, flooded with natural light and thoughtfully designed to create a bright, sociable and contemporary living environment.

Occupying the top floor is the impressive primary bedroom, a beautifully presented retreat featuring fitted wardrobes, excellent natural light and a stylish en suite shower room.

Externally, the property benefits from an allocated off street parking space and access to a well maintained communal garden area, providing attractive outdoor space without the maintenance responsibilities of a larger garden. A superb opportunity to acquire a turnkey home in one of Beverley's most desirable locations, offering stylish accommodation, convenience and an excellent lifestyle within walking distance of everything this historic market town has to offer.

**BOOK YOUR VIEWING NOW!**

### **CENTRAL HEATING**

The property has the benefit of gas central heating (not tested).

### **COUNCIL TAX BAND**

Symonds + Greenham have been informed that this property is in Council Tax Band B.

### **DISCLAIMER**

Symonds + Greenham do their utmost to ensure all the details advertised are correct however any viewer or potential buyer are advised to conduct their own survey prior to making an offer.

### **DOUBLE GLAZING**

The property has the benefit of double glazing.

### **FLOOR PLAN DISCLAIMER**

The measurements detailed on the floor plan are the maximum possible measurement for the length and width of the respective room, which can potentially be a measurement into an alcove, wardrobe or cupboard.

### **TENURE**

Symonds + Greenham have been informed that this property is Freehold.

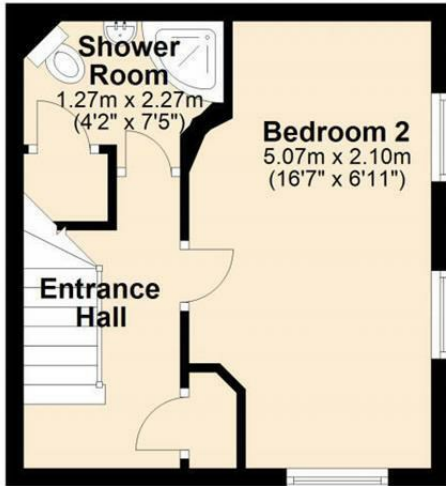
If you require more information on the tenure of this property please contact the office on 01482 444200.

### **VIEWINGS**

Please contact Symonds + Greenham on 01482 444200 to arrange a viewing on this property.

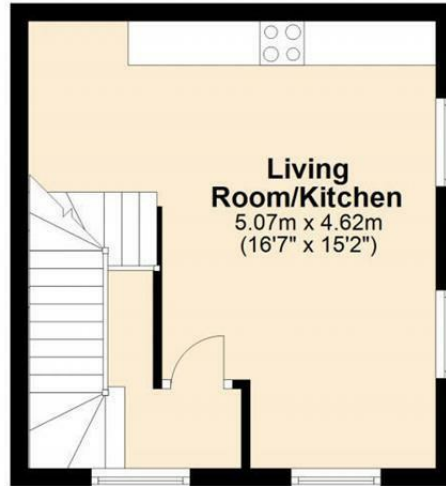
### Ground Floor

Approx. 23.3 sq. metres (250.3 sq. feet)



### First Floor

Approx. 23.4 sq. metres (251.8 sq. feet)



### Second Floor

Approx. 23.4 sq. metres (251.9 sq. feet)



Total area: approx. 70.0 sq. metres (754.0 sq. feet)

Floorplan of existing building.  
Plan produced using PlanUp.

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(82 plus) <b>A</b>	<b>97</b>
(61-81) <b>B</b>	<b>84</b>
(39-60) <b>C</b>	
(15-58) <b>D</b>	
(3-34) <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

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(82 plus) <b>A</b>	
(61-81) <b>B</b>	
(39-60) <b>C</b>	
(15-58) <b>D</b>	
(3-34) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales	EU Directive 2002/91/EC

