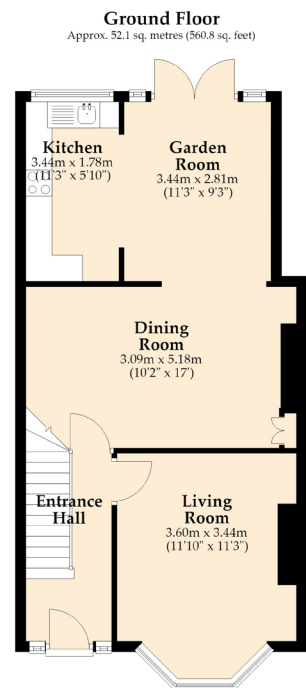
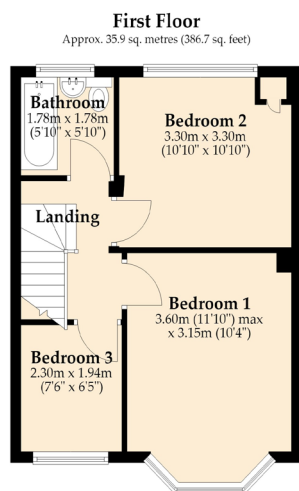




Total area: approx. 88.0 sq. metres (947.5 sq. feet)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	60 D	70 C
39-54	E		
21-38	F		
1-20	G		



HEATING AND INSULATION
The property has gas-fired radiator central heating and uPVC 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 'B'.

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



Asking Price
£155,000

**312 Grovehill Road,
Beverley,
HU17 0JE**



12 Market Place, Beverley | 01482 866844 | www.dee-atkinson-harrison.co.uk

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Dee Atkinson & Harrison



312 Grovehill Road, Beverley, HU17 0JE

DESCRIPTION

A three bedroom bay fronted mid town house that has been let out for some time so may require some updating but which offers nearly 950 sq. ft. of internal space and the potential for off street parking at the rear. No forward chain so early viewing is essential.

Located on the ever popular Grovehill Road, this three bedroom bay fronted mid town house offers great living space on the ground floor. It has been let out for some time so may benefit from some updating but given its front garden, good-sized rear garden, potential for off street parking at the rear and the space it offers, we feel it will attract a good level of interest. It benefits from gas fired central heating and uPVC double glazing. The accommodation briefly comprises: an Entrance Hall, Living Room with a bay window, spacious Dining Room, Garden Room with French doors to the garden and a Kitchen. To the first floor are two Double Bedrooms, a Single Bedroom and a Bathroom.



There is a gravelled garden to the front of the property setting it back from the road and gardens to the rear with an artificial lawn and patio. We understand that the garden previously offered off street parking with access from the 10' at the rear though a fence now obstructs that access but that could be removed or gated.

This property would make a great family house and an early viewing would be essential to fully appreciate all that it offers along with having no forward chain.

LOCATION

The property is located on Grovehill Road on the east side of Beverley. It is a popular residential area that offers good access to the town centre but also to the A164 which in turn provides connections to Hull, the A1174 and A1079 which give connections to the wider road network and other areas. Handy local amenities include a range of very nearby smaller shops and an Aldi supermarket on Swinemoor Lane. Beverley provides an extensive further range of shops, pubs, restaurants and leisure amenities including the famous Westwood and racecourse.

ACCOMMODATION

Entrance Hall - stairs to the first floor.

Living Room - with a bay window to the front and a fireplace.

Dining Room - a spacious room extending across the full width of the house that feels even larger as it opens on to the garden room. With a fireplace, fitted cupboards and drawers

Garden Room - with a conservatory style roof, French doors and windows to the rear and some higher level windows to one side. Opens onto....

Kitchen - with a range of base and wall units, work surface, tiled splash backs, gas hob and electric oven. There is plumbing for a washing machine, stainless steel sink with single drainer and a window to the rear.

First Floor Landing

Bedroom 1 - a double bedroom with a bay window to the front.

Bedroom 2 - a double bedroom with a bay window to the rear and a fitted cupboard housing the gas boiler.

Bedroom 3 - a single bedroom with a window to the front.

Bathroom - a three piece suite in white comprising a panelled bath, low flush WC and pedestal wash hand basin. Window to the rear.

OUTSIDE

There is a gravelled garden to the front of the property setting it back from the road with a fence, hedge and wall with metal railings to the perimeter. The gardens to the rear are of a decent size with an artificial lawn, patio and timber fencing to the perimeter. We understand that the garden previously offered off street parking with access from the 10' at the rear, though a fence now obstructs that access but that could be removed or gated to allow vehicular access again.