



Grovehill Road, Beverley, HU17 0ES

Welcome to

Grovehill Road, Beverley

Beautifully presented period home combining original features with modern finishes, in a prime location close to Beverley town centre. Includes two double bedrooms, two reception rooms and a south facing rear garden.





Ground Floor



First Floor

Entrance Hall

Lounge

Dining Room

Kitchen

Landing

Bedroom 1

Bedroom 2

Outside

The property has a beautifully presented forecourt garden to the front elevation. To the rear is a paved garden with attractive herringbone style decking, shared pedestrian access gives through to a further garden area with mature apple and pear trees and fencing to the boundaries.

Out Building

Timber constructed store.

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

Welcome to Grovehill Road, Beverley

- Beautifully presented throughout
- South facing rear garden
- Prime location with excellent amenities
- Two spacious reception rooms
- Two double bedrooms

Tenure: Freehold EPC Rating: D

Council Tax Band: B

Offers over

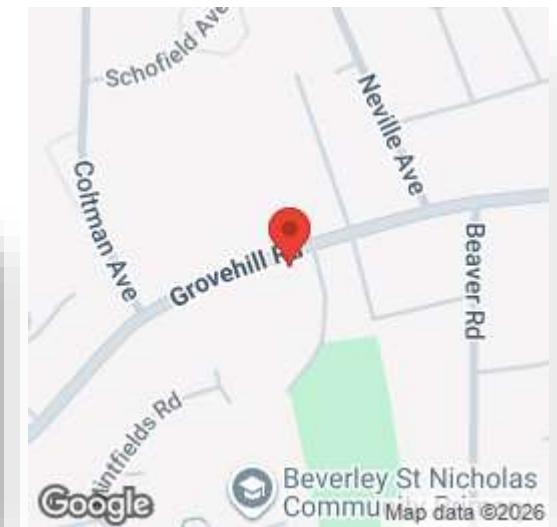
£220,000



view this property online williamhbrown.co.uk/Property/BEV107499

Directions to this property:

See map below for directions. For more information, please contact the branch on 01482 880488



Please note the marker reflects the postcode not the actual property



Property Ref:
BEV107499 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

 **william h brown**



01482 880488



Beverley@williamhbrown.co.uk



5A North Bar Within, BEVERLEY, East Yorkshire,
HU17 8AP



williamhbrown.co.uk