

staniford
grays



12 Grove Park, Beverley, HU17 9JX

£199,950





12 Grove Park

Beverley, HU17 9JX

- BEAUTIFULLY PRESENTED THREE BEDROOM FAMILY HOME
- 15 MINUTE WALK INTO BEVERLEY
- LOW MAINTENANCE FRONT AND REAR GARDENS
- 19FT KITCHEN DINER
- FITTED WARDROBES THROUGHOUT
- LARGE SINGLE GARAGE/WORKSHOP

Beautifully Presented Three Bedroom Family Home in a prime central location!

Located just off Norwood on Grove Park, this beautifully presented three bedroom mid terrace home is ready to move straight into and has everything a growing family could need.

From the moment you step inside, the care and attention that has gone into this home is clear. The spacious lounge provides a wonderful space to relax and unwind, while the impressive 19ft kitchen diner offers a generous, sociable space perfect for family mealtimes and entertaining alike, with a UPVC rear door opening directly onto the garden.

Upstairs, a family bathroom services three well proportioned bedrooms which all benefit from fitted wardrobes, keeping things wonderfully organised from day one. Outside, the low maintenance front and rear gardens mean you can spend your weekends enjoying family life rather than tending to the garden. The large single garage is a real bonus, equally at home as a workshop, garage, combination or a secure storage solution. The location is very hard to beat, a leisurely 15 minute walk will bring you into Beverley town centre, with its fantastic range of shops, cafés, restaurants and schools all within easy reach. It is also worth mentioning that St Mary's School and Molescroft Primary as well as the post office and shopping parade are also a similar ten to 15 minute walk away.

Don't miss out, get in touch, book your viewing today!



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ACCOMMODATION COMPRISES

ENTRANCE PORCH 4'11" x 4'4" (1.51m x 1.34m)
uPVC entrance door with privacy glass panels and a pendant light fitting.

LOUNGE 13'10" x 13'4" (4.24m x 4.08m)
Oak door with chrome handles, carpeted floor, central ceiling light, front aspect uPVC double glazed window, understairs cupboard and Electric fire place, marble back, hearth and wooden mantle piece with gas fire insert.

KITCHEN DINER 19'4" x 9'1" (5.90m x 2.77m)
Oak door with glass panels, vinyl flooring, two central ceiling lights, uPVC rear door with glass panels, integrated dish washer, space for a cooker, fridge freezer and washing machine, splash back tiling, one and half bowl stainless steel drainer sink, splash back tiling, extractor hood and a range of wall and base units.

RECEPTION TWO/ BEDROOM FOUR 14'0" x 6'11" (4.28m x 2.11m)
Sliding pocket door, uPVC rear door with glass panels, carpeted floor, pendant light fitting and a rear aspect uPVC double glazed window.

BEDROOM ONE 11'0" x 9'10" (3.37m x 3m)
Wooden door with chrome handles, carpeted floor, pendant light fitting, rear aspect uPVC double glazed window and fitted wardrobes.

BEDROOM TWO 11'11" x 7'11" (3.64m x 2.43m)
Wooden door with chrome handles, carpeted floor, pendent light fitting, carpeted floor, front aspect uPVC double glazed window and fitted wardrobes.

BATHROOM 5'11" x 5'10" (1.82m x 1.80m)
Wooden door with chrome handles, vinyl floor, central ceiling light, rear aspect uPVC double glazed privacy window, chrome towel radiator, vanity unit with low flush WC and wash hand basin with mixer tap. Bath with mixer tap and mixer shower and splash back tiles.



BEDROOM THREE

7'10" x 8'5" (2.39m x 2.57m)

Wooden door with chrome handles, carpeted floor, front aspect uPVC double glazed window, ceiling spotlights and fitted wardrobes.

GARAGE

21'10" x 8'2" (6.66m x 2.50m)

With power, light, manual up and over door, side aspect window and wooden entrance door, partially divided.

EXTERIOR

To the front a concrete path with gravel border and gravel garden. To the rear a gravel garden with flagged patio area and concrete path to a rear wooden gate, with wooden fence surround and flower bed border. Access to the garage via a wooden pedestrian door.

COUNCIL TAX:

We understand the current Council Tax Band to be B

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.

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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



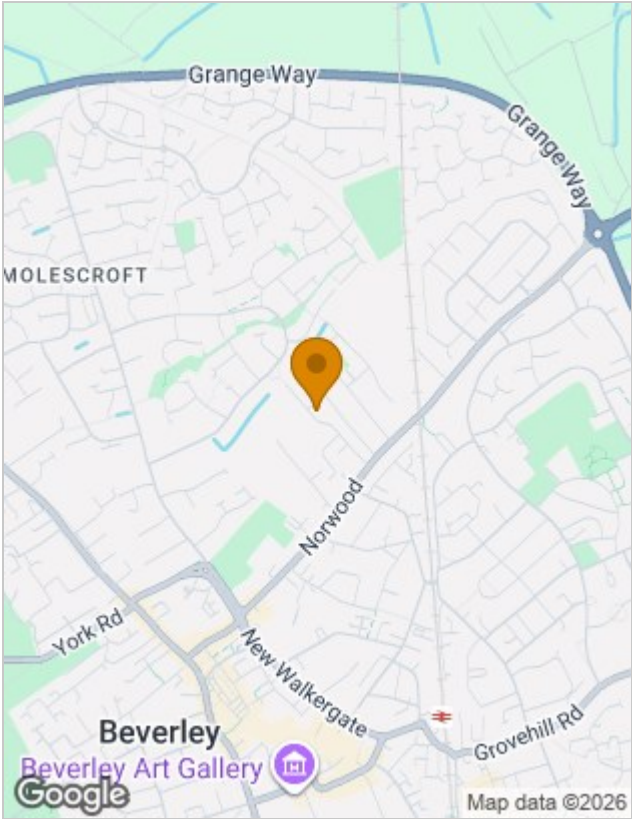
Viewing

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.

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Location Map



Energy Performance Graph

