



Quick & Clarke
PROPERTY SPECIALISTS

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37 Grove Park, Beverley HU17 9JU
£189,950

- Exceptionally well presented
- Spacious modern home
- Approximately 750 square feet
- Light and airy living room
- Good size breakfast kitchen
- Three well proportioned bedrooms
- Lovely rear garden space
- Single garage
- Level access to town centre
- Council Tax Band: B EPC Rating: C

An exceptionally well presented three bedroomed modern terraced home which extends to approximately 750 square feet having lovely spacious living room and dining kitchen at ground floor along with three well proportioned bedrooms and a modern family bathroom. The house is complemented by the good size plot particularly the rear lawned garden with delightful seating areas and the property's location with level access to Beverley town centre makes this a superb first time buyer or family home. The property also benefits from a single garage.

LOCATION

The popular and highly regarded historic town of Beverley in East Yorkshire boasts an excellent range of local amenities and an extensive range of shops including many high street chains, numerous Public Houses and restaurants. There are also numerous landmarks including Beverley Minster and the open countryside of Westwood Pasture.

The town is ideally placed for access to the surrounding areas including Hull, York, the M62 motorway as well as the coast.

THE ACCOMMODATION COMPRISES

GROUND FLOOR

ENTRANCE HALL

PVCu sealed unit double glazed door. Staircase to first floor and radiator.

LIVING ROOM

14'0" x 13'3" (4.27m x 4.04m)

Contemporary wall mounted gas fire, PVCu sealed unit double glazed bow window and radiator.

DINING KITCHEN

16'4" x 8'9" (4.98m x 2.67m)

Extensive range of base and eye level units with marble effect roll edge work surfaces incorporating an electric double oven with five ring gas hob, stainless steel sink unit, plumbing for automatic washing machine and dishwasher. Understairs storage cupboard. PVCu sealed unit double glazed window overlooking rear garden. PVCu sealed unit double glazed French doors to seating area. Tiled floor and radiator.

FIRST FLOOR

LANDING

BEDROOM 1

12'0" x 9'10" (3.66m x 3.00m)

PVCu sealed unit double glazed window and radiator.

BEDROOM 2

11'0" x 8'1" (3.35m x 2.46m)

Fitted wardrobes housing gas fired central heating boiler. PVCu sealed unit double glazed window and radiator.

BEDROOM 3

8'6" x 6'2" maximum (2.59m x 1.88m maximum)

Fitted wardrobe. PVCu sealed unit double glazed window and radiator.

FAMILY BATHROOM

7'10" x 5'9" (2.39m x 1.75m)

Panelled bath with quadrant shower in separate cubicle, vanity wash basin with fitted cupboards and low level w.c. with concealed cistern. PVCu sealed unit double glazed window and chrome towel radiator.

OUTSIDE

The property is approached via an area of open plan lawn to the front and an enclosed slate garden to the front with gated access.

The rear garden is a delight laid mainly to lawn with flowerbeds and having two separate seating areas making this beautiful outside entertaining space.

GARAGE

16'0" x 7'6" (4.88m x 2.29m)

The property benefits from a single garage in a nearby block having up and over door.

SERVICES

All mains services are available or connected to the property.

CENTRAL HEATING

The property benefits from a gas fired central heating system.

DOUBLE GLAZING

The property benefits from PVCu double glazing.

TENURE

We believe the tenure of the property to be Freehold (this will be confirmed by the vendor's solicitor).

VIEWING

Please contact Quick and Clarke's Beverley office on 01482 886200 to arrange an appointment to view.

FINANCIAL SERVICES

Quick & Clarke are delighted to be able to offer the locally based professional services of PR Mortgages Ltd to provide you with impartial specialist and in depth mortgage advice. With access to the whole of the market and also exclusive mortgage deals not normally available on the high street, we are confident that they will be

able to help find the very best deal for you.

Take the difficulty out of finding the right mortgage; for further details contact our Beverley office on 01482 886200 or email beverley@qandc.net



VIEWINGS Strictly by appointment through the Sole Agent's Beverley Office on 01482 886200. The mention of any appliances &/or services within these sales particulars does not imply they are in full and efficient working order. ALL MEASUREMENTS ARE APPROXIMATE & FOR GUIDANCE ONLY We endeavour to make our sale details accurate & reliable, but if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so, particularly if contemplating travelling some distance to view the property. NONE OF THE STATEMENTS CONTAINED IN THESE PARTICULARS ARE TO BE RELIED UPON AS STATEMENT OR REPRESENTATION OF FACT. These sales particulars are based on an inspection made at the time of instruction and are intended to give a general description of the property at the time.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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