



**Grovehill Road, BEVERLEY, HU17 0EA**

Welcome to

## Grovehill Road, BEVERLEY

Attractive bay fronted traditional house in a highly convenient location near Flemingate, railway station and Beverley town centre. Retaining original features and well presented throughout, with modern kitchen and bathroom, 27ft through lounge, three bedrooms, bathroom, and forecourt front.

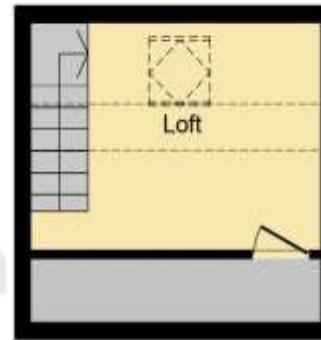




**Ground Floor**



**First Floor**



**Second Floor**

## Entrance Porch

## Entrance Hall

## Through Lounge

27' 2" into bay window x 10' 7" ( 8.28m into bay window x 3.23m )

## Kitchen

11' 2" x 6' 7" ( 3.40m x 2.01m )

## Landing

## Bedroom One

13' 2" x 11' 2" plus fitted wardrobes ( 4.01m x 3.40m plus fitted wardrobes )

## Bedroom Two

8' x 7' ( 2.44m x 2.13m )

## Bedroom Three

8' 8" into recess x 6' 5" ( 2.64m into recess x 1.96m )

## Bathroom

## Loft

10' 4" including wardrobe x 9' 5" restricted head height ( 3.15m including wardrobe x 2.87m restricted head height )

## Outside

To the front of the property is a forecourt garden area and to the rear is a paved patio and extensive decked seating area giving through to an artificial grassed area. The garden has fencing to the boundaries and rear pedestrian access.

## Outbuilding

Attached to the rear of the property is a very useful brick 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](http://www.focalagent.com)

## Welcome to

### Grovehill Road, BEVERLEY

- Attractive bay fronted traditional house
- Highly sought after location close to Flemingate, station and town centre
- Retaining some original features, well presented throughout
- Modern kitchen and bathroom
- Forecourt front garden and feature rear garden with brick outbuildings

Tenure: Freehold EPC Rating: D

Council Tax Band: B

offers over

**£200,000**



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Please note the marker reflects the postcode not the actual property



Property Ref:  
BEV107311 - 0005

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