



Grovehill Road, Beverley, HU17 0JE

Welcome to

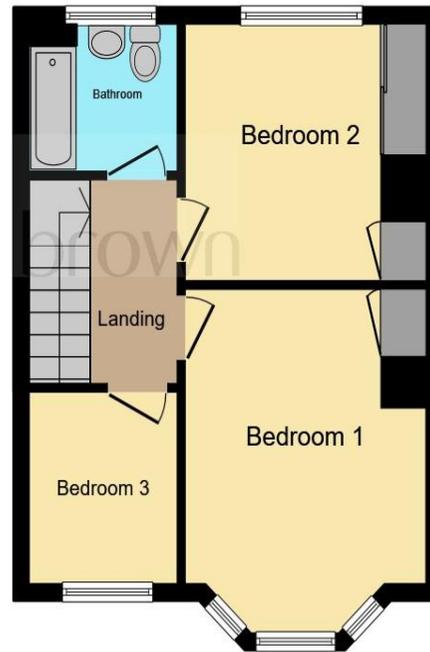
Grovehill Road, Beverley

Attractive bay fronted family home in a sought-after location, offering spacious living accommodation, south facing garden, and off street parking to the rear.





Ground Floor



First Floor

Entrance Hall

Through Lounge

Lounge Area

14' 7" into bay window x 11' 1" (4.45m into bay window x 3.38m)

Dining Area

17' 6" into recess x 10' 2" (5.33m into recess x 3.10m)

Kitchen

11' 7" x 5' 8" (3.53m x 1.73m)

Landing

Bedroom One

14' 5" into bay window x 10' 2" (4.39m into bay window x 3.10m)

Bedroom Two

10' 2" x 8' 9" (3.10m x 2.67m)

Bedroom Three

7' 6" x 6' 4" (2.29m x 1.93m)

Bathroom

Outside

To the front of the property is a concreted garden with flower borders and brick wall to the front boundary.

The south facing rear garden has a timber store shed and fenced surrounds.

Parking

Beyond the rear garden is a paved area providing off street parking with access from Conington Avenue.

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

- Bay fronted family home in a popular and sought after residential location
- Close to good local amenities, schools and transport links
- Front and south facing rear gardens
- Off street parking to the rear
- Gas central heating and double glazing throughout

Tenure: Freehold EPC Rating: D

Council Tax Band: B

Price

£170,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/BEV107321



Property Ref:
BEV107321 - 0003

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 is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01482 880488



Beverley@williamhbrown.co.uk



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



williamhbrown.co.uk