staniford grays

191A Grovehill Road, Beverley, HU17 0ET

Offers In Excess Of £385,000

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- NO ONWARD CHAIN
- DISCREET SETTING
- EXPANSIVE GARDENS WITH FURTHER OPPORTUNITY
- UPGRADED INTERIOR
- VIEWING BY APPOINTMENT
- DETACHED FAMILY HOME ON EXPANSIVE PLOT (0.65 ACRES)
- PLANNING PERMISSION FOR DETACHED DWELLING
- 3 BEDROOMS
- BEVERLEY MINSTER VIEWS

OPEN HOUSE-SATURDAY THE 10TH OF OCTOBER. 1300-15:00 ALL PARTIES WELCOME.

Enjoying a discreet Beverley position is this immaculately presented, detached family home. Ideally suited for applicants with a further accommodation requirement, to construct a new build dwelling in addition to the existing residence.

The character family residence extends in excess of 1100 square feet internally. Modernised over recent years to a high standard and offering an open plan layout. The well appointed living space comprises; Entrance Hall, Bay-Fronted Reception Lounge, Open Plan Kitchen leading through to a Day/Dining Room, Utility Area and Cloakroom W.C.

To the first floor a central landing area provides access to a three well sized bedrooms and a smartly appointed House Bathroom.

FULL PLANNING PERMISSION (REF:18/00530/PLF) is in place to a build a detached home over 1400 square feet in size with lawful commencement of works having taken place.

Private and enclosed gardens feature to the existing residence with the benefit of a large grassed area also offering further options for an onward purchaser (subject to permissions).

GROUND FLOOR

ENTRANCE PORCH
A welcoming entrance to this fully renovated home retaining a wealth of period feature. Access is granted via glazed French doors, half-tiled wall coverings. Leads to...

RECEPTION HALLWAY
With staircase approach to first floor level with balustrade and spindles, accessed via half-glazed door, understairs storage cupboard, further traditional details include a picture rail, coving and dado rail. Traditional laminate flooring extending throughout the majority of the ground floor, with doorway to reception lounge and day room/dining room and kitchen.

RECEPTION LOUNGE 13'10" x 11'5" (4.23 x 3.48)
Enjoying good levels of natural daylight with open outlook to the grassed frontage via uPVC double glazed bay window, a central focal point is provided via a cast iron log burning stove into recessed fireplace, picture rail. Access through to...

DINING ROOM / DAY ROOM 16'0" x 10'0" (4.90 x 3.05)
A versatile and flexible modern living space with two areas, including dedicated seating/sitting room area with alcoves and a contemporary style electric fire. Open plan through to dining area, storage cupboard, uPVC double glazed window to the side elevation, ample space for dining table. Open plan through to...

BREAKFAST KITCHEN 14'1" x 8'6" (4.30 x 2.60)
With laminate flooring continuing, offering a pleasant outlook over the rear garden via additional UPVC double glazed window, fitted with contemporary Shaker style kitchen units with contrasting work surfaces over, a number of integrated appliances include low level oven with five-ring gas burning hob over, extractor canopy, dishwasher, inset 1.5 bowl sink and drainer with feature hose mixer tap, inset spotlights to ceiling. Space for freestanding fridge freezer and further cabinetry to alternate room length. Leads to...

UTILITY ROOM 5'2" x 4'11" (1.60 x 1.51)
With uPVC double glazed window to frontage, space for a number of low level white goods including plumbing for washing machine and tumble dryer space, mounted work surface over. Access to...

CLOAKROOM / W.C
With privacy window, low flush w.c, wall mounted basin, tiling to floor coverings and splashbacks.

FIRST FLOOR

LANDING
A central landing gives access to three bedrooms, with balustrade and spindles, uPVC window to side elevation.

BEDROOM ONE 12'6" x 11'5" (3.82 x 3.49)
Being an excellent size of double bedroom proportions offering space for freestanding bedroom furniture, dedicated wardrobes to alcoves, a pleasant open outlook is provided via a large walk-in bay window offering expansive views over the plot and beyond, further traditional styling is provided via a feature fire grate and tiled hearth.

BEDROOM TWO 11'1" x 9'11" (3.38 x 3.04)
Of double bedroom proportions with window to rear elevation, large fitted wardrobe with sliding mirrored door to one wall length.

BEDROOM THREE 7'3" x 7'9" (2.23 x 2.38)
With uPVC double glazed window to the front elevation and of a good size for third bedroom, offering garden views and beyond.

HOUSE BATHROOM
Immaculately appointed throughout with white sanitaryware, incorporating panelled bath with centrally mounted mixer tap and wall mounted showerhead over with fitted shower screen, low level w.c, pedestal wash hand basin, contrasting floor tiling and part wall tiling, spotlights to ceiling, mid level shaver socket.

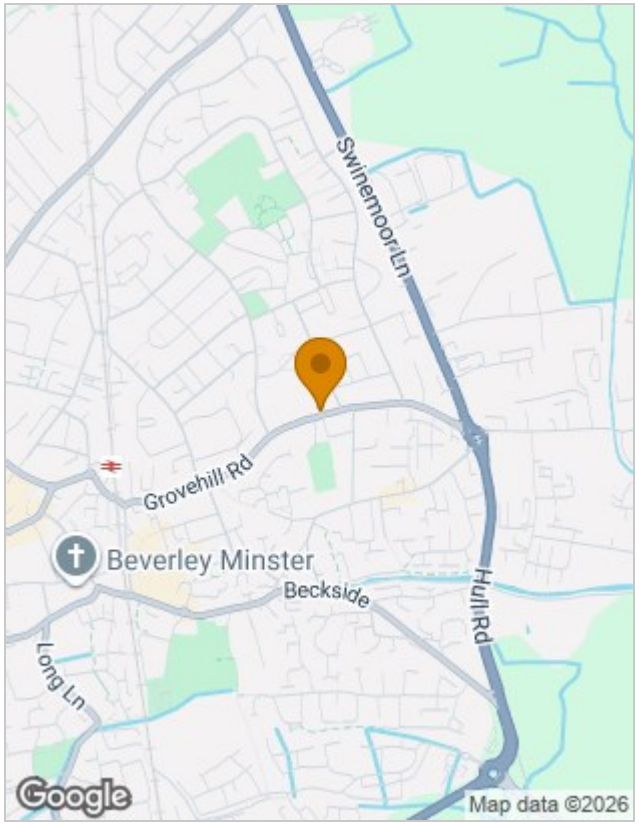
DEVELOPMENT PLOT AND GARDENS
To the rear of the plot full planning permission was granted in 2018 for the erection of a dwelling with garage to the side (Ref: 18/00530/PLF). The subject dwelling has the potential to offer 2/3 bedrooms in a detached format of living space with garaging and would be ideal for a purchaser with multi-generational living requirements of indeed the requirement for an additional dwelling on the same site and close proximity to the main residence.
Full planning application details can be viewed via the East Riding Council Public Access website. A certificate of lawful development is also in place, having commenced in September 2023 (Ref: 23/02577/CLE).
Plot Summary- The plans are for a 1,445 sq ft detached house dwelling to two floor levels and offers 2/3 bedrooms. The footings are currently in place.
The property will benefit from a South facing garden and an attached garage with a parking space. The property site is reached via a private, gated, shared access, off Grovehill Road.

OUTSIDE
The subject dwelling remains discreetly positioned being offset from Grovehill Road itself, accessed via a private road (with some neighbouring rights of access).
In its entirety the plot offers a wealth of opportunity with access gate opening to an expansive 0.65 acre plot (approx), with laid to lawn gardens to the current residence with established planting and shrubbery to perimeter boundaries within a dedicated and enclosed garden area. A further lawn area exists to the dwelling with a number of possible options (subject to permissions and investigations).

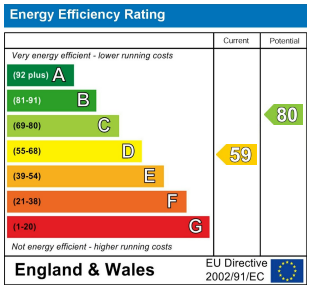
AGENTS NOTE
The private road that leads to the main residence offers known third party access rights for use of the allotments and garages, with further details to be provided via solicitors at the point of conveyancing.

Floor Plans

Location Map



Energy Performance Graph



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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