



QUICK & CLARKE
The Property Specialists

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87 Norwood Grove, Beverley HU17 9HR
£289,950

- Tucked away location
- Convenient for town centre
- Potential development opportunity
- Generous sized garden
- Open plan living dining kitchen
- Generous off-street parking
- Garage
- EPC E

THE PROPERTY

Situated in a delightful tucked away location off Norwood Grove and ideal for the town centre and the schools, this deceptively large property is sure to impress. With a large and mature garden which has had planning permission accepted in the past (since recently lapsed) for a two bedroom bungalow, the property offers great potential. Offering a generous amount of parking which is accessed off Grove Park, the property is attractively presented throughout, with a large living room, superb open plan living dining kitchen, master bedroom with en-suite, two further good sized bedrooms and a single bedroom/study, as well as a family bathroom. Viewing is highly recommended.

LOCATION

The property is located at the end of a row of terraces on Norwood Grove. In a tucked away position, vehicular and pedestrian access is also gained off Grove Park. Lying off historic Norwood and just to the north east of the town centre, the property also has direct pedestrian access onto Copandale Road.

THE ACCOMMODATION COMPRISES

GROUND FLOOR

ENTRANCE HALL

6'5" x 6'11" (1.96m x 2.11m)

A wide and welcoming entrance hall with a modern composite front door with ornate glass panels, stairs to the first floor and access to cloakroom.

CLOAKROOM

Two piece sanitary suite comprising close coupled WC and pedestal hand wash basin, stripped and varnished floorboards, access to understairs cupboard.

LIVING ROOM

22'1" x 13'1" (6.73m x 3.99m)

A very generous sized room with two windows overlooking the garden and oak style laminate flooring. The focal point of the room is a large gas stove set in a stone fireplace with marble hearth and exposed brick back.

DINING KITCHEN

23'1" x 17'9" max (7.04m x 5.41m max)

A well-proportioned room allowing flexibility of layout and with space for both kitchen table and potentially living room furniture. Within the room is a woodburning stove set on a Yorkstone hearth with exposed brick back. The painted kitchen offers a good range of wall and base storage units in an attractive grey colour which contrast with the solid wood butchers block worksurfaces. Six ring Rangemaster gas range with tiled splashback and extractor over, porcelain 1.5 sink and drainer, space and plumbing for washing machine, dishwasher and fridge freezer, wall-mounted Ideal Standard boiler and oak style laminate flooring. Windows to both front and rear aspect, and French doors leading out into the rear garden.

FIRST FLOOR

LANDING

BEDROOM 1

12'10" x 9'3" (3.91m x 2.82m)

Varnished floorboards and window to the rear elevation.

EN-SUITE BATHROOM

Three piece sanitary suite comprising corner bath with inset seat, close coupled WC and pedestal hand wash basin. A continuation of the varnished floorboards and window to rear elevation.

BEDROOM 2

11'1" x 10'2" (3.38m x 3.10m)

A generous sized double bedroom with window to rear elevation and built-in wardrobes with sliding mirrored fronts.

BEDROOM 3

11'2" x 9'9" (3.40m x 2.97m)

Window to front elevation.

BEDROOM 4

6'7" x 6'5" (2.01m x 1.96m)

Window to front elevation.

SHOWER ROOM

Three piece sanitary suite comprising pedestal hand wash basin, low level WC and tiled shower enclosure. Window to rear elevation and storage cupboard.

OUTSIDE

The front of the property is in a tucked away position off Norwood Grove with a path leading to a timber gate providing access to the front garden. The front garden is established and has been laid under gravel for ease of maintenance with a large number of ornamental shrubs which create a superb level of privacy. A concrete path leads up to the front door and there is a side gate providing access to the rear garden.

The rear garden is of note being generously sized and forming an L-shape around the rear and side of the property. Largely lawned, there is a flagged seating area and a large studio which is supplied with light and power, and has scope to provide an outdoor office, ideal for working from home. Accessed off a driveway on Grove Park is a parking area for up to four cars and the single garage. There is gated access directly to and from the rear garden. The garden is mature and well planted with ornamental trees and shrubs, and has the benefit of having the backdrop of trees on the park located on Copandale Road.

GARAGE

15'10" x 15'1" (4.83m x 4.60m)

Up & over door.

PLANNING

Planning permission was granted for the construction of a new two bedroom bungalow in the garden and accessed from Grove Park. Details are available on the East Riding Planning Portal Ref 17/02401/PLF - Erection of a dwelling following removal of existing garage and summerhouse - Land West Of 87 Norwood Grove Beverley East Riding Of Yorkshire HU17 9HR

Please note that this planning permission has now lapsed.

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 uPVC Double Glazing.

TENURE

We believe the tenure of the property to be to be Freehold (to 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.

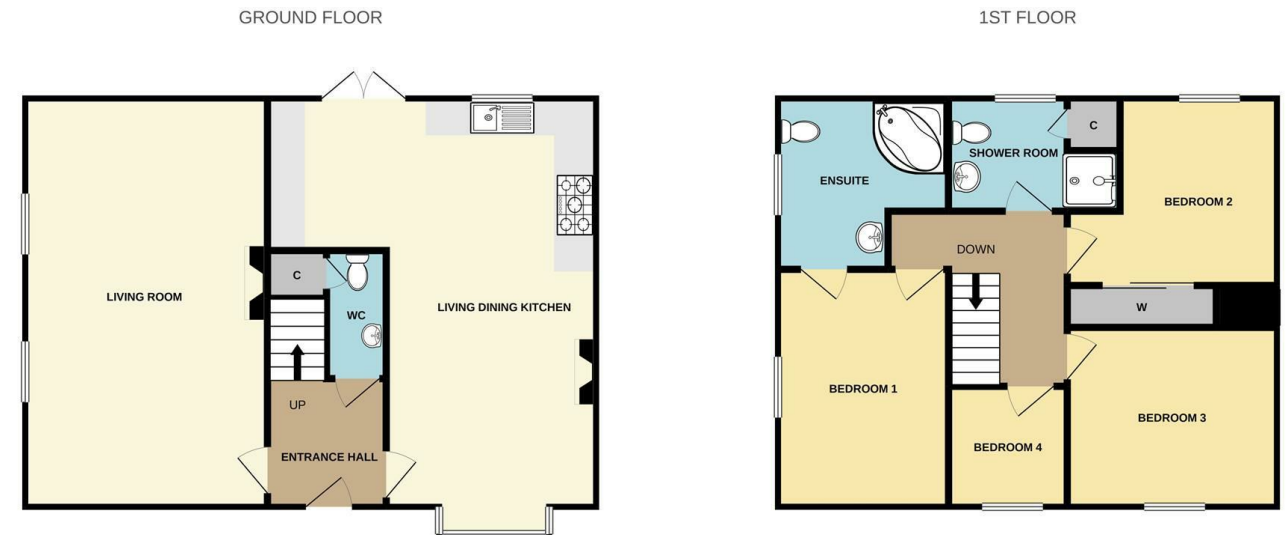
FINANCIAL SERVICES

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 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

EPC RATING

For full details of the EPC rating of this property please contact our office.



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. Made with Metropix ©2021

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.