



e. info@hpsestateagents.co.uk
t. 01964 533343



Norwood Far Grove Beverley, HU17 9HU

This BEAUTIFULLY HOME is READY TO MOVE INTO and has been LOVINGLY REFURBISHED TO A VERY HIGH STANDARD! TUCKED AWAY in the SOUGHT AFTER LOCATION of Norwood Far Grove in Beverley, this home is offered to the market with NO CHAIN and is a MUST VIEW! To the ground floor this property briefly comprising of; an entrance hall, a through lounge diner, kitchen with a utility room. To the first floor you will find two bedrooms and a cloakroom. Finally to the second floor you will find a loft space. This home also benefits from gas central heating, double glazing, a beautifully landscaped rear garden and a small front garden. EPC rating E.

Contact HPS on 01964 533343 to arrange a viewing.

Offers In The Region Of £195,000

www.hpsestateagents.co.uk

Entrance Hall

With a charming half sealed unit double glazed door and window above provides ample light to the hallway with its high ceilings, single central heating radiator, light oak style flooring, thermally enhanced optical smoke alarm, staircase leading to the first floor.

Through Lounge/Dinning Room

24'8" x 10'7" taken into bay window (7.54 x 3.25 taken into bay window)

Double glazed bay window to the front elevation, the wood contemporary style fire surround with marble back and hearth incorporating an inset living flame gas fire IS an attractive focal point. wooden there are two central roses and coving to the ceiling surround, light oak style flooring, a single and double central heating radiator, under stairs storage cupboard and French doors give views and access to the rear garden.

Kitchen

13'8" x 5'10" (4.19 x 1.78)

This newly fitted and beautifully designed white modern shaker style kitchen with hand made and decorated blue and white knobs, luxury smoked oak laminated worktop and upstand, integrated electric double oven (the top oven is ideal for cooking smaller dishes and also doubles up as a grill, the main oven is fan assisted with a defrost option). Italian ceramic sink with pull down multi setting mixer tap. Neff five burner gas hob with wok stand, integrated extractor fan, integrated 50/50 fridge freezer, column radiator, bell glass pendant ceiling lights, light oak heron bone parquet cushioned flooring, uPVC double glazed window over looking the side courtyard garden and uPVC double glazed door leading to the rear garden beyond plus doors leading to the dining room and utility room.

Utility

5'10" x 5'6" (1.78 x 1.7)

uPVC double glazed window with views to the side courtyard, Nimbus grey worktop with plumbing for washing machine and dishwasher below, Ideal Boilers high efficiency combination gas central heating boiler, fitted corner cupboard, tiled floor, doors leading to the kitchen and the bathroom.

Bathroom

7'3" x 5'10" (2.21 x 1.8)

A contemporary suite to comprise of shaker steel grey panelled bath, wash hand basin within and a low level WC, partial tiling to the walls, a heated towel rail, Mira thermostatic bar shower, over the bath with a shower screen to the bath side, column radiator, extractor, uPVC window to the side elevation, tiled floor.

Landing

With uPVC double glazed window which overlooks the rear garden.

Cloakroom/WC

With low level WC, pedestal wash hand basin.

Bedroom One

13'6" x 10'5" narrowing to 6'9" (4.11m x 3.18m narrowing to 2.06m)

With two uPVC double glazed windows to the front elevation, double panelled central heating radiator, cornice to the ceiling, pendant ceiling light and newly carpeted flooring.

Bedroom two

With uPVC double glazed window to the rear elevation, central heating radiator, cornice to the ceiling, wall light, pendant ceiling light and light oak style laminated flooring.

Second floor

Enclosed fixed carpeted staircase leading to loft space.

Loft Space

10'9" x 13'1" to widest point (3.3 x 4.01 to widest point)

floor to ceiling fitted wardrobes, central heating radiator, Velux window looking out over rear garden, carpets to floor and white minstrel gallery railing, thermally enhanced optical smoke alarm, staircase leading to the first floor.

Front Garden

Brick wall to boundary with paved courtyard area and utility meters.

Rear Garden

Accessed from the kitchen, lounge via French doors and gate via rear access, this delightful private oasis has been designed and created for the current owner by a local landscape designer to maximise the space for entertaining or simply relaxing in the sun with a south facing paved patio, This cleverly designed garden has a shaded paved terrace at the bottom providing cool shade on very warm days for animals and humans alike. It also has five beds which are well stocked with plants, shrubs, bulbs and trees to give colour and structure throughout the seasons. There is also a long pea gravel courtyard area closer to the house again this is a suntrap and a micro climate for those who love to grow exotic plants or have a selection of fresh herbs or tomatoes to cut on your kitchen doorstep. All in all this is a beautiful garden you step into and are transported to another place...

About Us

Now well established, our sales team at Hornsea Property Services are passionate about property and are dedicated to bringing you the best customer service we can.

Successfully selling both residential and commercial property locally, our job isn't done until you close the door on your new home. Why not give us a call and try for yourselves - you have nothing to lose and everything to gain.

Disclaimer

Laser Tape Clause - Laser Tape Clause
All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

Disclaimer - These particulars are produced in good faith, are set out as a general guide only and do not constitute, nor constitute any part of an offer or a contract. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. Any intending purchaser should satisfy him/herself by inspection of the property or otherwise as to the correctness of each of the statements prior to making an offer. No person in the employment of Hornsea Property Services has any authority to make or give any representation or warranty whatsoever in relation to this property.

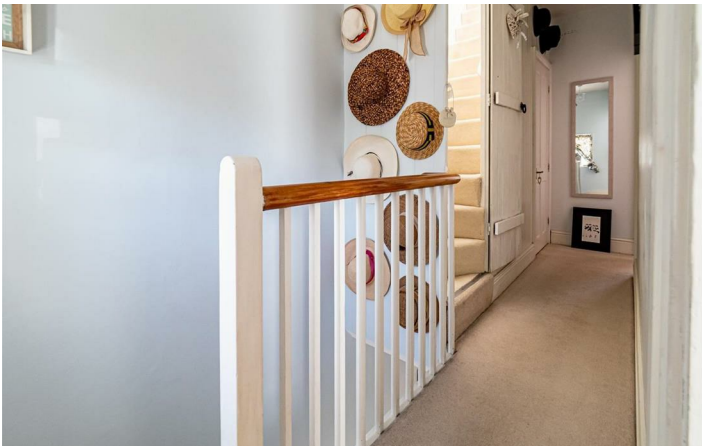
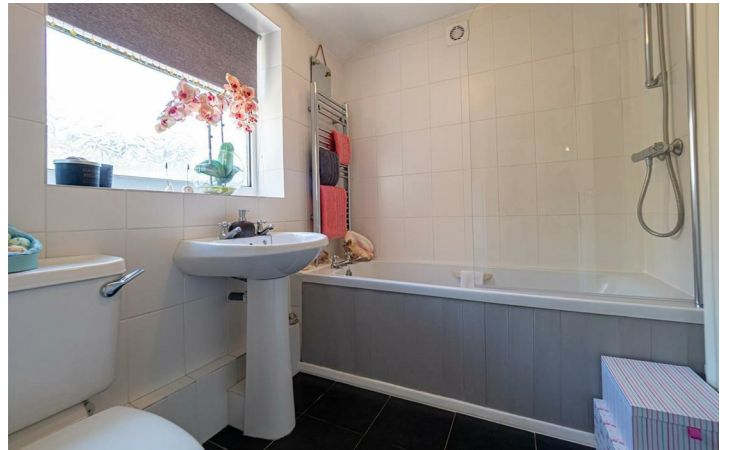
Disclosure

The vendor of this property has a connection to Hornsea Property Services.

Valuations

If you are thinking about selling your home our valuer would be delighted to meet to discuss your needs and we are currently offering an unbeatable sales package. Call now for your FREE market appraisal.

- BEAUTIFULLY REFURBISHED TO HIGH STANDARD
- LANDSCAPE DESIGNED PRIVATE GARDEN
- NEW BESPOKE FITTED KITCHEN
- NO CHAIN
- GREAT LOCATION CLOSE TO CENTRE
- TWO DOUBLE BEDROOMS AND LOFT SPACE





Floor Plan

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

| Energy Efficiency Rating | | |
|---|---------|-------------------------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| | 50 | 77 |
| England & Wales | | EU Directive 2002/91/EC |

| Environmental Impact (CO ₂) Rating | | |
|---|---------|-------------------------|
| | Current | Potential |
| Very environmentally friendly - lower CO ₂ emissions | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not environmentally friendly - higher CO ₂ emissions | | |
| | | |
| England & Wales | | EU Directive 2002/91/EC |