



£225,000

**174 Grovehill Road,
Beverley**



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	60 D	75 C
39-54	E		
21-38	F		
1-20	G		

HEATING & INSULATION

The property has gas-fired radiator central heating and windows at the rear are double glazed in uPVC frames.

SERVICES

All mains services are connected to the property. None of the services or installations have been tested.

TENURE

The property is held under freehold title with vacant possession on completion

COUNCIL TAX

Council Tax is payable to the East Riding of Yorkshire Council. The property is shown on the Council Tax Property Bandings List in Valuation Band 'B'.

VIEWING

Strictly by appointment with the sole agent's Beverley office on (01482) 866844.



12 Market Place, Beverley | 01482 866844 | www.dee-atkinson-harrison.co.uk

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Dysart House, 174 Grovehill Road, Beverley, HU17 0ES

DESCRIPTION

This period home has a lot to offer a family, having been modernised sympathetically, retaining original character whilst providing attractive contemporary features including an extended dining kitchen and bathrooms to both the ground and first floors. Alterations have also included a loft conversion and overall created a generous three bedroomed home with two traditional reception rooms. Outside the property has an extremely long rear garden which includes a good sized summerhouse set peacefully facing south into a quiet mature enclave at the bottom of the plot.

SITUATION

Grovehill Road is an established location to the east of Beverley town centre. The property is within about half a mile of some of the town's extensive amenities including shopping and leisure at the modern Flemingate complex, the railway station and sports centre. The historic town centre provides further individual and high street name retailers and a wide range of opportunities for eating and drinking out.



THE ACCOMMODATION COMPRISES:

GROUND FLOOR

ENTRANCE HALL

Hardwood strip flooring, ceiling cornice and radiator.

LOUNGE

Bay window, ornate ceiling cornice and radiator. A cast iron fireplace has a quarry tile hearth.

DINING ROOM

An ornate wood burning stove is set within the brick chimney breast recess with tiled hearth. Quarry tile floor and radiator.

DINING KITCHEN

The extended area of this room has four Velux roof windows and French doors opening to the rear. The kitchen space is equipped with a range of base and wall cabinets including worktops with a one and a half bowl single drainer sink. Gas Range cooker.

UTILITY ROOM

With a range of wall cupboards and plumbing for automatic washing machine.

SHOWER ROOM

With shower enclosure, wash-hand basin and low level toilet suite. Radiator and Velux roof window.

FIRST FLOOR

LANDING

Door to attic staircase.

BEDROOM ONE

Radiator.

BEDROOM TWO

Understairs cupboard and radiator.

BATHROOM / WC

Includes a bath with mixer taps, shower attachment and splashback tiling. Pedestal wash-hand basin and low level toilet suite. Radiator and cupboard housing a gas boiler.

SECOND FLOOR

Radiator, rear Velux roof window and access to eaves storage.

OUTSIDE

A shallow forecourt includes shrubs and boundary hedge. At the rear of the property a concrete yard extends to a rear pedestrian access (shared with the neighbouring properties). Beyond is the long private garden, the first section extending to a timber shed. Behind this is a substantial timber summerhouse (4.24m x 3.02m / 13'9" x 9'9") with electricity connected and a south-facing canopy area over a deck. There is also water laid to this position. The summerhouse looks on to a final area of lawn which includes a number of trees and is enclosed by mature hedgerow boundaries.