

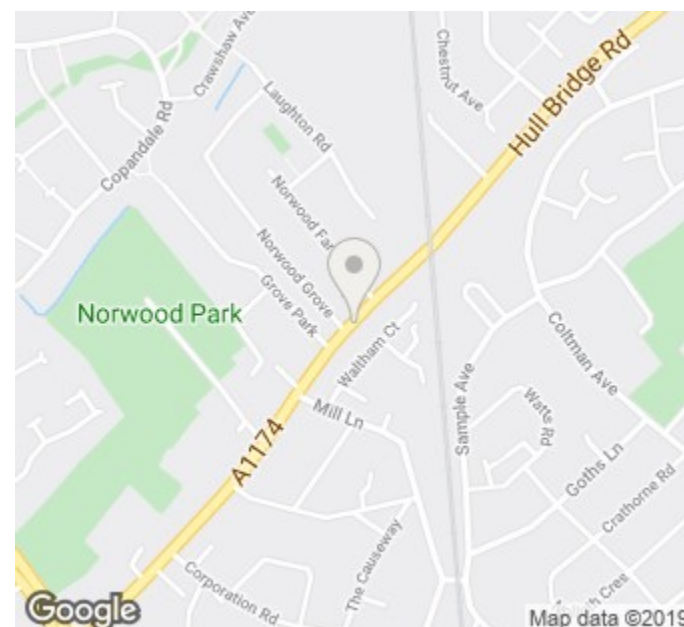
Total area: approx. 175.3 sq. metres (1887.0 sq. feet)



## Elton House, 152 Norwood, Beverley, Yorkshire, HU17 9JA

This most imposing double fronted detached house built of brick under a double pitched roof with blue slate covering with a facade that forms part of the street scene of Norwood and has been part of the heritage of Beverley since its construction in 1757.

Providing double fronted accommodation, now offered in need of some modernisation and improvement. Accommodation provides; four first floor bedrooms and bathroom, extensive ground floor reception accommodation including Lounge, Dining Room / Drawing Room, Conservatory, Kitchen and ground floor Shower / Wet Room. In addition to the internal accommodation there is also provision of a large garage, enclosed workshop and store providing off street parking for a number of vehicles.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		
EU Directive 2002/91/EC		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
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EU Directive 2002/91/EC		

**£365,000**

# Elton House, 152 Norwood, Beverley, Yorkshire, HU17 9JA

## ACCOMMODATION COMPRISES

### GROUND FLOOR

#### ENTRANCE HALL

With staircase approach to first floor with understairs storage cupboard.



#### LOUNGE

13'2 x 13' plus bay window

With Adam style fireplace with fitted gas fire, with ornamental picture rail, dado and moulded cornice. Leads to;



#### DINING AREA

12'4 x 10'3

With ornamental dado rail and moulded cornice. Leads to;

#### CONSERVATORY / RECEPTION FOUR

Of uPVC construction with tiled floor, with French doors giving access to outside and south facing enclosed garden.

#### DRAWING ROOM

13' x 13'

With hatch to Kitchen, with fireplace surround and fitted gas fire, bay window, ornamental picture rail and moulded cornice.



#### KITCHEN

13' x 12'

With floor mounted gas fired central heating boiler, provides central heating and domestic hot water (not tested). Cream single drainer sink unit, oak fitted units with working tops with tiled splash backs, electric hob with extractor hood over and electric oven. Plumbing for automatic washing machine and space for dryer.



#### SHOWER / WET ROOM

Accessed via the rear lobby. Being fully tiled, with pedestal wash basin, low flush WC and shower.



#### FIRST FLOOR

Four Bedrooms and two Bathrooms.

#### BEDROOM ONE

13'3 x 11'6

Double bedroom proportions, being fully fitted.



#### BEDROOM TWO

13' x 13'

Double bedroom proportions, with one double built in wardrobe cupboard with built in dressing table and drawers.



#### BEDROOM THREE

12'3 x 10'3

Double bedroom proportions, with built in wardrobe cupboard, dressing table and drawers.



#### BEDROOM FOUR

12' x 7'9

With built in wardrobe cupboard, dressing table and shelves.

#### BACK HALLWAY

With separate WC, being half tiled with low flush WC, built in cupboard housing hot water cylinder with electric immersion heater.

#### FAMILY BATHROOM

Comprising; panel bath, pedestal wash basin and low flush WC, shower with Redring electric shower and heated towel rail.



#### OUTSIDE

To the rear of the property is a brick garage, workshop and store, with 800 sq ft of garage and storage space. Double sliding doors give access to; Workshop / Store 24'6 x 13'3. Former Paint Store 13'3 x 9'10. Rear Garage Extension 20'6 x 10' min 12' max with personnel door leading to the rear garden.

#### GARDENS

There is a garden to the front of the property with brick boundary wall and entrance gate. The garden is laid to lawns with access path and planted borders. To the rear of the property is an enclosed south facing garden with access through the main house, through the garage workshop store and through a side gate.



#### TENURE :

We understand the Tenure of the property to be Freehold. Vacant possession on completion.

#### SERVICES :

Mains water, gas, electricity and drainage are connected.

#### FIXTURES AND FITTINGS :

Various fixtures and fittings may be available by separate negotiation.

#### VIEWINGS :

Strictly by appointment with sole selling agents, Stanifords, Beverley Office - Tel: (01482) - 866304.

#### MORTGAGE CLAUSE :

Stanifords provide independent financial advice through Tony Hammond of DB Financial. Further details and referrals immediately available through the Beverley Office Tel: (01482) 866304 and bevsales@stanifords.com.

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.