





The Property Specialists

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62 Grovehill Road, Beverley HU17 0ED
£220,000

- Three double bedrooms
- Three bathrooms over three floors
- Off-street parking and garage
- Close to railway station, Flemingate and town centre
- Attractively presented throughout
- Flexible layout
- Southerly facing garden
- No onward chain
- EPC : awaited

THE PROPERTY

A fabulous extended and remodelled period mid-terrace, situated in a superb position close to the town centre and the Flemingate development. Offering flexible and generous sized accommodation and boasting three double bedrooms, three bathrooms and two reception rooms, the property also has off-street parking and a garage which is a premium in the centre of town. Much loved, the current owner has lived in the property over 30 years which is a testament to the attractiveness of not only the property but the location, and has extended the property for their needs. Offering a southerly facing garden, viewing is highly recommended.

LOCATION

The property is located on the western end of Grovehill Road relatively close to the railway station, the amenities of the town centre and the Flemingate development. This convenient position provides ease of access to all of the amenities of Beverley which are within easy walking distance.

THE ACCOMMODATION COMPRISES

GROUND FLOOR

ENTRANCE HALL

13'4" x 2'10" (4.06m x 0.86m)
With a modern composite front door with glass panel and with further window above to create a light and bright atmosphere, oak style laminate flooring and stairs to the first floor accommodation.

LOUNGE

11'5" x 10'10" (3.48m x 3.30m)
An attractive room with walk-in bay window to the front elevation and oak laminate flooring. A wooden fireplace has a cast iron insert with tiled surround and houses gas living flame fire.

DINING ROOM

13'2" x 11'2" (4.01m x 3.40m)
A further generous sized reception room with pine laminate flooring, window to rear elevation, mounting for television on wall and archway through to kitchen.

KITCHEN

11'4" x 6'11" (3.45m x 2.11m)
Offering a good range of wall and base units with ash fronts and laminate worksurfaces. Four ring gas hob with extractor over, composite sink and drainer, integrated oven, space for washing machine, fridge and freezer. Large cupboard under the stairs with light, uPVC window to the side elevation and quarry tiled floor.

LOBBY

2'4" x 6'11" (0.71m x 2.11m)
With a large storage cupboard currently housing tumble drier, quarry tiled floor and uPVC glass panelled door leading out onto the southerly facing garden.

BATHROOM

6'5" x 5'6" (1.96m x 1.68m)
Three piece sanitary suite comprising panelled bath with shower over, pedestal hand wash basin and low level WC, window to side elevation and tiled splashbacks.

FIRST FLOOR

LANDING

Cupboard understairs with light, and Velux window to introduce natural light to the landing.

BEDROOM 2

14'3" x 11'4" (4.34m x 3.45m)
Positioned to the front of the property, a generous sized double bedroom with laminate flooring and window to the front elevation.

BEDROOM 3

13'1" x 8'11" (3.99m x 2.72m)
Oak laminate flooring and window to rear elevation.

BATHROOM

11'1" x 6'4" (3.38m x 1.93m)
Modern three piece sanitary suite comprising panelled bath with shower over, wall-hung hand wash basin with semi-pedestal and close coupled WC. Travertine tiled walls, chrome heated towel rail, window to rear elevation and cupboard housing the modern Worcester Bosch boiler.

SECOND FLOOR

LANDING

Dormer window to rear elevation with interesting views over the rooftops to the south.

BEDROOM 1

10'6" x 11'9" (3.20m x 3.58m)
A very attractive room with dormer window to the front elevation, built-in wardrobes with sliding mirror fronts and further built-in cupboards into the sloping roofspace.

SHOWER ROOM

6'4" x 3'9" (1.93m x 1.14m)
Modern three piece sanitary suite comprising corner shower, wall-hung hand wash basin and low level WC, tiled walls and chrome heated towel rail.

OUTSIDE

The property is set back from the road with an easy to maintain front garden in keeping with the row of period terraces. The rear garden is southerly facing with a patio area adjacent to the rear of the house which leads out onto a lawned garden with the garage positioned beyond.

GARAGE

Up & over door, personnel door providing access onto the rear garden. The driveway is immediately in front of the garage and leads out onto St. Nicholas Road.

AGENT'S NOTE

The vendor informs us that planning permission has been granted and drawings are available to extend kitchen, add utility room, cloak/shower room plus ground floor store/study or additional single bedroom for further flexible living.

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 - FREEHOLD

We believe the tenure of the property to be Freehold (to be confirmed by the vendor's solicitor).

VIEWING

Contact the agent’s Beverley office on 01482 886200 for prior appointment to view.

FINANCIAL SERVICES

Quick & Clarke are pleased to be able to offer independent advice regarding mortgages and further details can be obtained by contacting our Beverley office on 01482 886200. Independent advice will be given by a qualified financial services consultant and written quotations are available upon request. This could save you time and money when searching for the most competitive deals. Our mortgage adviser has access to every lending scheme currently available through a computerised sourcing system.

EPC RATING

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



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.

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 Metagix ©2020