



8 Grove Close, Beverley, East Yorkshire, HU17 9JT

- 📍 Terraced House
- 📍 Three Bedrooms
- 📍 Modern Kitchen
- 📍 Convenient For Town Centre
- 📍 C/Heating & D/Glazing
- 📍 Gardens & Garage
- 📍 No Chain Involved!
- 📍 EPC=C

£165,000

INTRODUCTION

Situated within the historic town of Beverley is this very well presented terraced house. A short walk from the centre of Beverley, the property has the benefit of gas central heating and uPVC double glazing. The accommodation comprises an entrance hall with stairs off, lounge/diner and a modern fitted kitchen with built in appliances. At first floor level are three bedrooms and a modern bathroom. No chain involved and ready to move straight into!

There is a gravelled garden to the front. The rear garden is set out for ease of maintenance with gravel, planted borders and a fenced boundary. There is a shed plus access to the rear passageway which leads down to the garage.

LOCATION

Grove Close is situated off Grove Park which runs off Hull Bridge Road close to the centre of Beverley. The historic market town of Beverley boasts an excellent range of local shops and amenities together with numerous restaurants and public houses. The town is also renowned for its stunning minster and the Westwood pasture land together with the racecourse.

ACCOMMODATION

Residential entrance door to:

ENTRANCE HALL

With stairs to the first floor off.

LOUNGE/DINER



LOUNGE AREA

13'10" x 11'7" approx (4.22m x 3.53m approx)
With tiled fireplace and window to front elevation.



DINING AREA

12'8" x 7'2" approx (3.86m x 2.18m approx)
Understairs storage cupboard. Window to rear elevation.



KITCHEN

8'10" x 8'10" approx (2.69m x 2.69m approx)
Having a range of modern fitted base and wall units with complementing worksurfaces, sink and drainer with mixer tap, oven, four ring gas hob, fridge/freezer, plumbing for automatic washing machine. External access door to garden.



KITCHEN - ALTERNATIVE VIEW



FIRST FLOOR

LANDING

BEDROOM 1

11'11" x 9'11" approx (3.63m x 3.02m approx)
With built in cupboard. Window to front elevation.



BEDROOM 2

9'11" x 8'11" approx (3.02m x 2.72m approx)
With built in wardrobes and window to rear elevation.



BEDROOM 3

8'5" x 6'3" approx (2.57m x 1.91m approx)
Built in cupboard. Window to front elevation.



BATHROOM

With suite comprising a bath with shower over and screen, pedestal wash hand basin, low flush W.C., tiled surround, window to rear elevation.



OUTSIDE

There is a gravelled garden to the front. The rear garden is set out for ease of maintenance with gravel, planted borders and a fenced boundary. There is a shed plus access to the rear passageway which leads down to the garage.



REAR VIEW OF PROPERTY



TENURE

Freehold

COUNCIL TAX BAND

From a verbal enquiry we are led to believe that the Council Tax band for this property is Band B. We would recommend a purchaser make their own enquiries to verify this.

FIXTURES & FITTINGS

Fixtures and fittings other than those specified in this brochure, such as carpets, curtains and light fittings, may be available subject to separate negotiation. If there are any points of particular importance to you, please contact the office and we will be pleased to check the information for you.

VIEWING

Strictly by appointment through the agent. Brough Office 01482 669982.

AGENTS NOTE

For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements provided are approximate and for guidance purposes only. Floor plans are included as a service to our customers and are intended as a GUIDE TO LAYOUT only. NOT TO SCALE. Matthew Limb Estate Agents Ltd for themselves and for the vendors or lessors of this property whose agents they are give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct and any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of Matthew Limb Estate Agents Ltd has any authority to make or give any representation or warranty whatever in relation to this property. 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, particularly if you contemplate travelling some distance to view the property.

PHOTOGRAPH DISCLAIMER

In order to capture the features of a particular room we will mostly use wide angle lens photography. This will sometimes distort the image slightly and also has the potential to make a room look larger. Please therefore refer also to the room measurements detailed within this brochure.

VALUATION SERVICE

If you have a property to sell we would be delighted to provide a free/no obligation valuation and marketing advice. Call us now on 01482 669982.

STAMP DUTY LAND TAX : TEMPORARY REDUCED RATES

Residential Rates on purchases from 8 July 2020 to 31 March 2021

If you purchase a residential property between 8 July 2020 to 31 March 2021, you only start to pay SDLT on the amount that you pay for the property above £500,000. These rates apply whether you are buying your first home or have owned property before.

You can use the table below to work out the SDLT due:

- Property or lease premium or transfer value SDLT rate
- Up to £500,000 Zero
- The next £425,000 (the portion from £500,001 to £925,000) 5%
- The next £575,000 (the portion from £925,001 to £1.5 million) 10%
- The remaining amount (the portion above £1.5 million) 12%

From 8 July 2020 to 31 March 2021 the special rules for first time buyers are replaced by the reduced rates set out above.

VIEWING APPOINTMENT

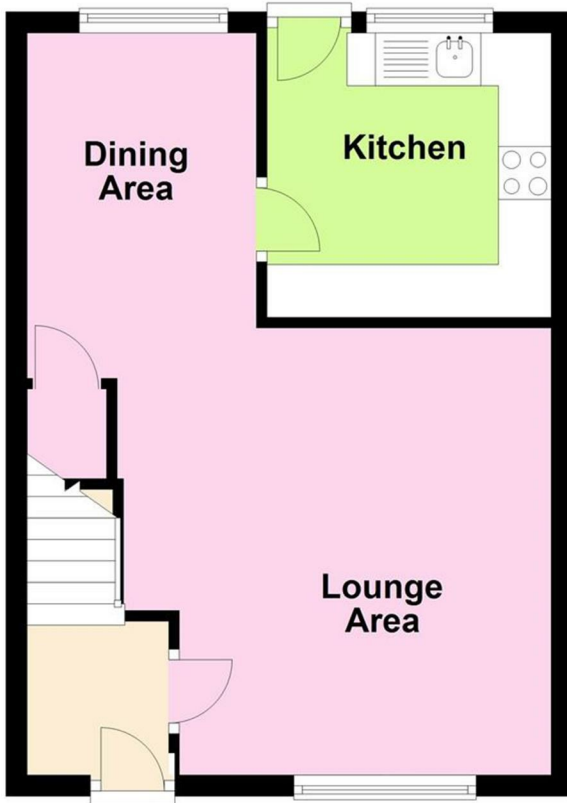
TIMEDAY/DATE

SELLERS NAME(S)



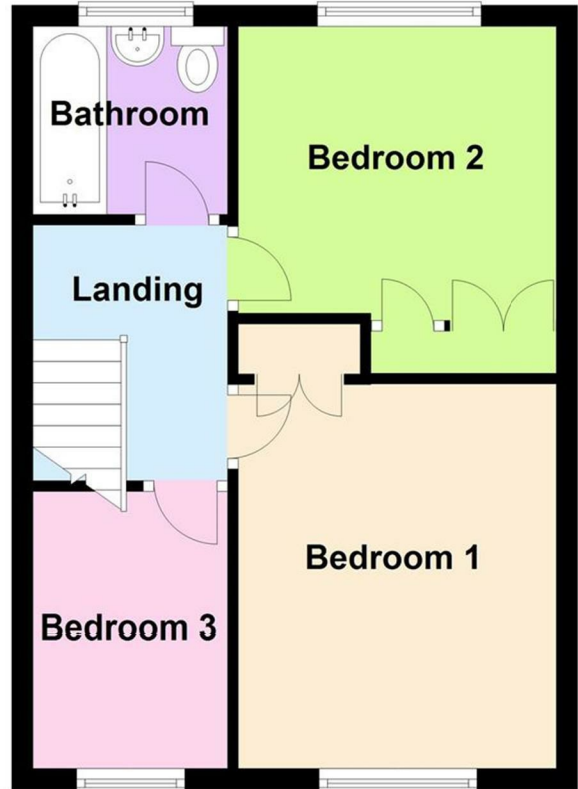
Ground Floor

Approx. 34.8 sq. metres (374.4 sq. feet)



First Floor

Approx. 34.8 sq. metres (374.4 sq. feet)



Total area: approx. 69.6 sq. metres (748.8 sq. feet)

