



**7 Grovehill Road**  
**Beverley, East Yorkshire HU17 0EA**  
**Offers over £210,000**

**WP** WOOLLEY  
& PARKS

**\*\*\*WELL PRESENTED TERRACE HOUSE IN CENTRAL LOCATION WITH OFF STREET PARKING - NO ONWARD CHAIN\*\*\***

Be it a first home, investment or convenient base from which to enjoy the Beverley lifestyle, this attractive terrace house is certainly worth considering! Offering a smartly presented, and deceptively spacious arrangement of accommodation, with a pleasant rear garden and, a rarity in such a prime central position, off street parking for 2-3 vehicles. Briefly comprising Entrance Hall, two Reception Rooms, fitted Kitchen, Utility Room and Separate Cloaks/WC to the ground floor, with two double Bedrooms and a Bathroom to the first floor. Situated in a highly convenient location, just a minutes walk from the railway station and the Flemingate leisure and retail development, and a short distance from the town centre amenities. Early viewing is recommended to avoid disappointment!



### **Entrance Hall**

From an attractive canopy porch, a timber panel entrance door with double glazing opens into a hallway with ceiling coving and radiator.

### **Front Reception** 11'3" x 11'0" (3.43m x 3.35m)

Featuring a walk-in bay window to the front elevation, ceiling coving, radiator and TV aerial point.

### **Back Reception** 11'9" x 12'5" (3.58m x 3.78m)

With ceiling coving, radiator and double glazed doors out to the garden.

### **Kitchen** 11'3" x 7'0" (3.43m x 2.13m)

Fitted with a range of base, wall and drawer units with white fronts, wood effect work surfaces, stainless steel sink unit and splash back tiling. Integrated electric oven and hob with stainless steel extractor cowl above. Recess for fridge freezer. Built-in pantry cupboard, under-stairs store cupboard and double glazed window.

### **Lobby** 7'0" x 3'3" (2.13m x 0.99m)

With double glazed panel external door.

### **Utility** 6'0" x 5'0" (1.83m x 1.52m)

Fitted work top with pine up-stand and plumbing below for washing machine. Radiator and double glazed window.

### **Cloaks/WC** 6'0" x 2'6" (1.83m x 0.76m)

A white suite comprises WC and pedestal hand basin. Radiator and extractor fan.

### **First Floor Landing**

With ceiling coving, loft access hatch, stained glass feature, attractive ballustrade, built-in boiler cupboard and further large store cupboard.

### **Bedroom One** 14'9" x 11'3" (4.50m x 3.43m )

A spacious double with single glazed sash window,

radiator, TV aerial point, alcove shelving and a bank of fitted wardrobes.

### **Bedroom Two** 12'5" x 9'5" (3.78m x 2.87m)

Another good double with radiator, TV aerial point, built-in cupboard and double glazed window.

### **Bathroom** 8'0" x 6'9" (2.44m x 2.06m)

A white suite comprises panelled bath with shower above and glass side screen, pedestal wash basin and WC. Splash back tiling, extractor fan, radiator and double glazed window.

### **External**

To the front of the property is a gravelled forecourt with walled perimeter and hand gate. The parking area, to the rear of the property, is accessed from Trinity Grove, with space for up to three vehicles.

### **Garden**

The garden comprises of a gravelled terrace leading on to an area of lawn, with perimeter fencing and hand gate access to/from the parking area.

### **Measurements:**

All measurements have been taken using a laser tape measure or taken from scaled drawings in the case of new build homes and therefore, may be subject to a small margin of error or as built.

### **New Viewing Protocols**

In light of Government guidance regarding Corona-virus - new restrictions are in place and must be adhered to should you wish to view this property. These include completing an online health declaration form, limiting viewings to two people and for 15 minutes maximum. Viewers should also wear their own gloves as a minimum and other PPE as required. Further guidance will be given by our team.

### **Disclaimer:**

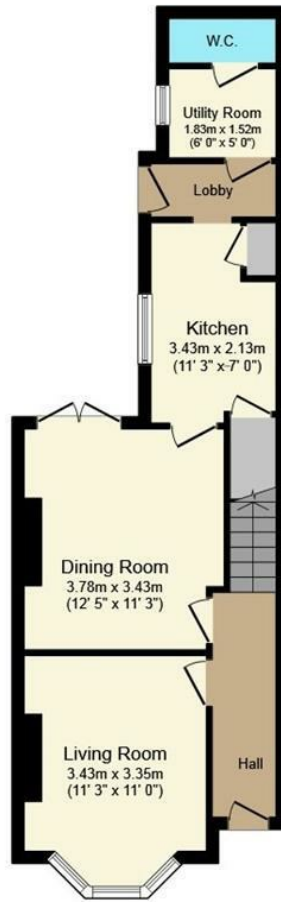
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### **Draft Details:**

To date these details have not been approved by the vendor and should not be relied upon. Please confirm all details before viewing.







## Ground Floor

Floor area 46.0 sq. m.  
(495 sq. ft.) approx



## First Floor

Floor area 41.0 sq. m.  
(441 sq. ft.) approx

Total floor area 87.0 sq. m. (936 sq. ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Very energy efficient - lower running costs	Least	Very environmentally friendly - lower CO <sub>2</sub> emissions	Least
 A B C D E F G	48	 A B C D E F G	47
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC