

HUNTERS®

HERE TO GET *you* THERE



Grovehill Road

Beverley, HU17 0ED

Offers In The Region Of £350,000



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Council Tax: B



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Entrance Hall

UPVC front entrance door, oak wooden parquet flooring, coving, radiator, power points, with stairs ascending to the first floor landing.

Downstairs Cloakroom

Tiled flooring, coving, low flush WC, wash hand basin with pedestal and extractor fan.

Lounge

UPVC double-glazed bay window to the front aspect, ornate cornice and picture rail, fitted shelving, open feature fireplace, radiator, TV point, and power points.

Kitchen/Diner

Crittall style doors opening out on to the garden, Velux windows to the side aspect, tiled flooring, bespoke fitted kitchen with centre island and breakfast bar feature, sink and drainer unit, integrated dishwasher, electric oven, gas five ring burner hob, extractor hood, under stairs cupboard, TV points and power points.

Utility Room

Tiled flooring, space for a washing machine, space for a tumble dryer, shelving, drying rails, extractor fan and power points.

First Floor Landing

UPVC double-glazed window to the side aspect, with stairs ascending to the second floor landing.

Second Floor Landing

UPVC double-glazed windows to the rear aspect.

Master Suite

Feature full length windows to the rear aspect, fitted wardrobes and drawers, power points.

Wet Room

UPVC double-glazed window to the front aspect, tiled flooring, part tiled walls, low flush WC, wash hand basin with vanity unit, walk in power shower, extractor fan.

Bedroom 2

UPVC double-glazed windows to the front aspect, laminate laid wood style flooring, fitted wardrobes, radiator and power points.

Bedroom 3

UPVC double-glazed window to the rear aspect, coving, built in cabin bed, radiator and power points.

Bathroom

UPVC double-glazed window to the front and rear aspect, tiled flooring, part tiled walls, three-piece bathroom suite comprising; panel enclosed bath with mains shower over, low flush WC, wash hand basin with pedestal, extractor fan.

Garden

Rear entrance to the rear low maintenance garden which has a large patio area, Astro turf garden, wooden shed and also outdoor lighting and an outside tap.

Parking

Resident on street permit parking.

Wow, wow, wow — a traditional terraced townhouse done right.

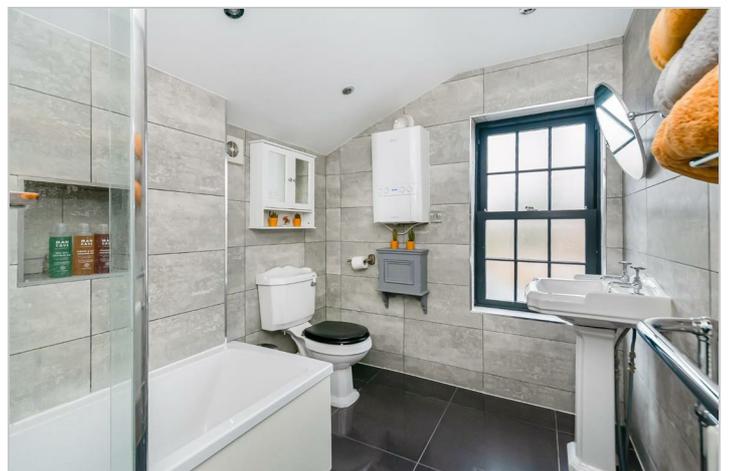
At first glance, you could be forgiven for thinking this home is much like any other along the street. But as you step onto the tiled garden path, you'll sense a hint of the character and style that awaits beyond the front door.

Ideally situated on Grovehill Road in Beverley, the property enjoys a central location, placing you within easy reach of the charm and vibrancy this historic Georgian market town is so well known for.

Whether you fancy a night out at the cinema, a coffee in one of the nearby cafés, or something a little stronger at a local bar, everything is right on your doorstep. You can even balance it all out with a visit to the nearby gym or leisure centre, or hop on a train to venture further afield. With so much within easy walking distance, this truly is a lifestyle home you'll find hard to leave.

Once you return home, the property itself offers an inviting, relaxing and modern space for the whole family to enjoy. The accommodation briefly comprises: an entrance hall, lounge with open fireplace, WC, utility and a bespoke fitted kitchen/diner opening onto the garden. The first floor hosts two double bedrooms and the house bathroom, while the entire top floor is dedicated to an impressive master suite with dressing area and wet room.

With full-length windows, this sumptuous space provides the perfect place to unwind while taking in the skyline views over Beverley.



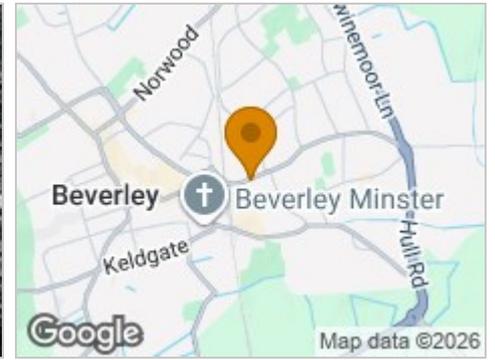
Road Map



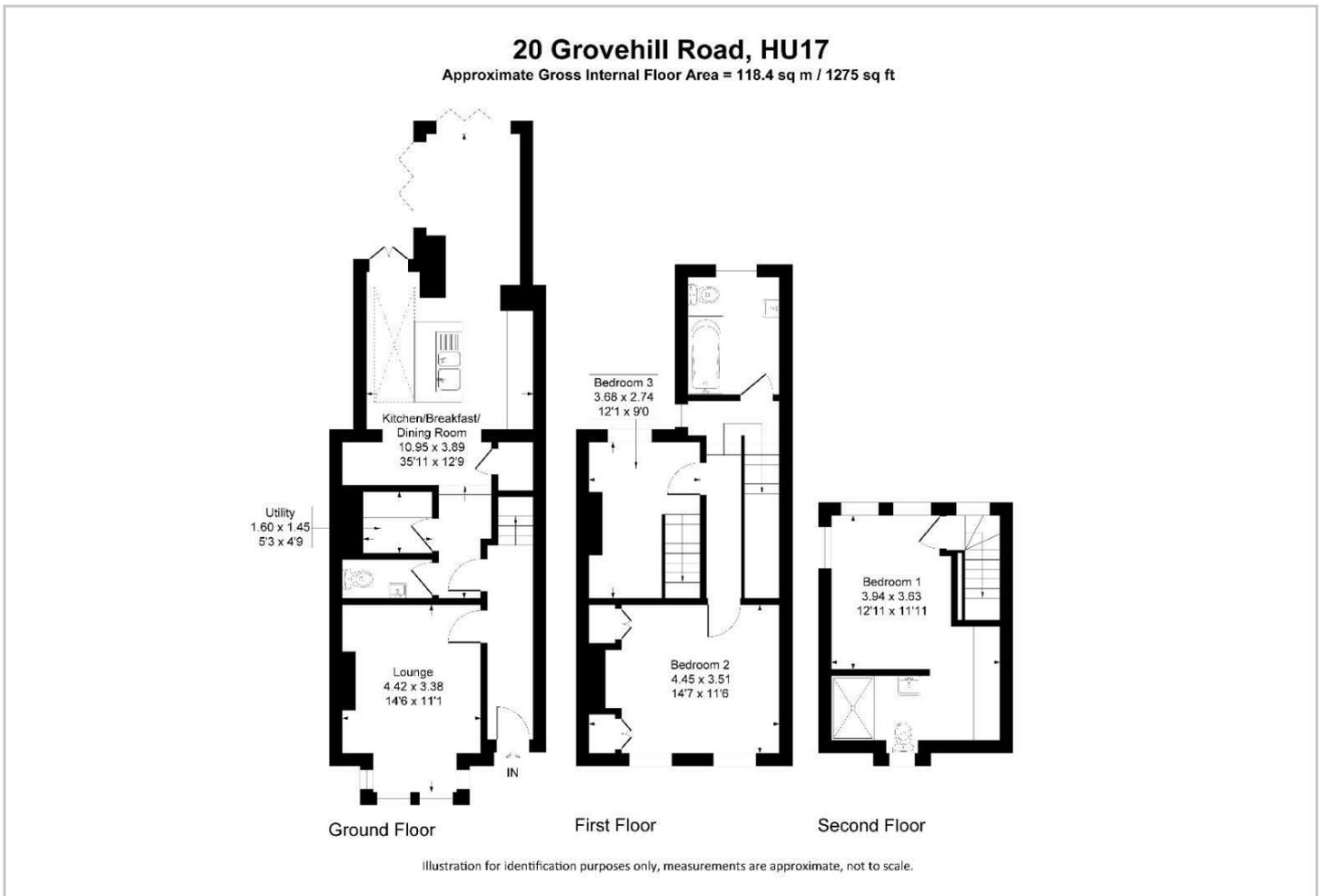
Hybrid Map



Terrain Map



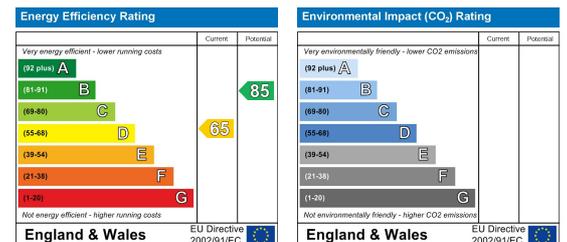
Floor Plan



Viewing

Please contact our Hunters Beverley Office on 01482 861411 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.