

staniford
grays



34 Grove Park, Beverley, HU17 9JX

£189,950





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Beverley, HU17 9JX

- REFURBISHED THROUGHOUT AND MOVE IN READY
- SPACIOUS ROOMS
- NEW KITCHEN AND BATHROOM
- MODERN FINISH
- FANTASTIC LOCATION
- NO CHAIN
- NEW HEATING SYSTEM

UNEXPECTEDLY RE-OFFERED - A Fantastic Refurbished Three Bedroom Home in a Prime Beverley Location

This beautifully refurbished three bedroom home blends modern finishes, comfort and convenience, ideal for first time buyers, growing families, or savvy investors.

Inside is a bright and spacious lounge with a modern electric fire, perfect for cosy evenings. The contemporary kitchen diner provides plenty of space for family meals or entertaining friends, with sleek fittings and a fresh finish throughout.

Upstairs, you'll find two generous double bedrooms and a nicely sized single bedroom, along with a modern family bathroom.

Outside, enjoy a smart rear garden with two patio areas. Great for alfresco dining or relaxing, plus a handy shed and dedicated bin storage conveniently screened off from the house and garden. The front garden adds an attractive approach and lovely kerb appeal.

Set within the sought after Grove Park area, just off Norwood, this home offers easy access to Molescroft and is only around a ten minute walk from Beverley town centre, putting schools, supermarkets and restaurants all within easy reach.

This beautifully presented ready-to-move-into home is available now, get in touch today to book your viewing!



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ACCOMMODATION COMPRISES

ENTRANCE PORCH 5'4" x 4'3" (1.64m x 1.30m)
uPVC entrance door, pendent light fitting and laminate flooring.

LOUNGE 13'10" x 13'1" (4.23m x 4m)
Wooden door with chrome handles, pendant light fitting, laminate wood floor, front aspect uPVC double glazed window, fire place with electric fire and reclaimed wood mantle piece.

KITCHEN 16'4" x 8'9" (5m x 2.68m)
uPVC double glazed rear door with privacy panel, laminate wood floor, ceiling spotlights, two rear aspect uPVC double glazed windows, understairs cupboard, a range of wall and base units, plumbing for a washing machine, four ring electric hob with extractor above, electric oven and a drainer sink with mixer tap.

STAIRCASE AND LANDING 8'1" x 6'2" (2.48m x 1.88m)
Carpeted floor, pendant light fitting, wooden banister and a loft hatch.

BATHROOM 6'1" x 6'0" (1.87m x 1.84m)
Wooden door with chrome handles, vinyl floor, central ceiling light, rear aspect uPVC privacy window, chrome towel radiator, low flush WC, wash hand basin, bath with mixer tap and shower.

BEDROOM ONE 10'11" x 9'11" (3.35m x 3.03m)
Wooden door with chrome handles, carpeted floor, pendant light fitting, rear aspect uPVC double glazed window.

BEDROOM TWO 11'11" x 9'11" (3.64m x 3.03m)
Wooden door with chrome handles, carpeted floor, pendant light fitting and a front aspect uPVC double glazed window.



BEDROOM THREE

8'5" x 6'2" (2.57m x 1.88m)

Wooden door with chrome handles, carpeted floor, pendant light fitting and a front aspect uPVC double glazed window.

EXTERIOR

To the front a concrete path with low maintenance garden with shrubs and fence on one side.

To the rear two flagged patio areas with lawn, gravel and concrete path with raised border, shrubs and fence surround. Screened bin area and shed.

COUNCIL TAX:

We understand the current Council Tax Band to be B

SERVICES :

Mains water, gas, electricity and drainage are connected.

TENURE :

We understand the Tenure of the property to be Freehold.

MORTGAGE CLAUSE :

Staniford Grays provide independent financial advice through Tony Hammond of Hammond 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.

PROPERTY PARTICULARS DISCLAIMER :

PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixture, fittings or services, and so does not verify they are in working order, fit for their purpose, or within ownership of the sellers, therefore the buyer must assume the information given is incorrect. Neither has the Agent checked the legal documentation to verify legal status of the property or the validity of any guarantee. A buyer must assume the information is incorrect, until it has been verified by their own solicitors."

The measurements supplied are for general guidance, and as such must be considered as incorrect. A buyer is advised to re-check the measurements themselves before committing themselves to any expense."

Nothing concerning the type of construction or the condition of the structure is to be implied from the photograph of the property.

The sales particulars may change in the course of time, and any interested party is advised to make final inspection of the property prior to exchange of contracts.

MISREPRESENTATION ACT 1967

These details are prepared as a general guide only, and should not be relied upon as a basis to enter into a legal contract, or to commit expenditure. An interested party should consult their own surveyor, solicitor or other professionals before committing themselves to any expenditure or other legal commitments.

If any interested party wishes to rely upon any information from the agent, then a request should be made and specific written confirmation can be provided. The Agent will not be responsible for any verbal statement made by any member of staff, as only a specific written confirmation should be relied upon. The Agent will not be responsible for any loss other than when specific written confirmation has been requested.

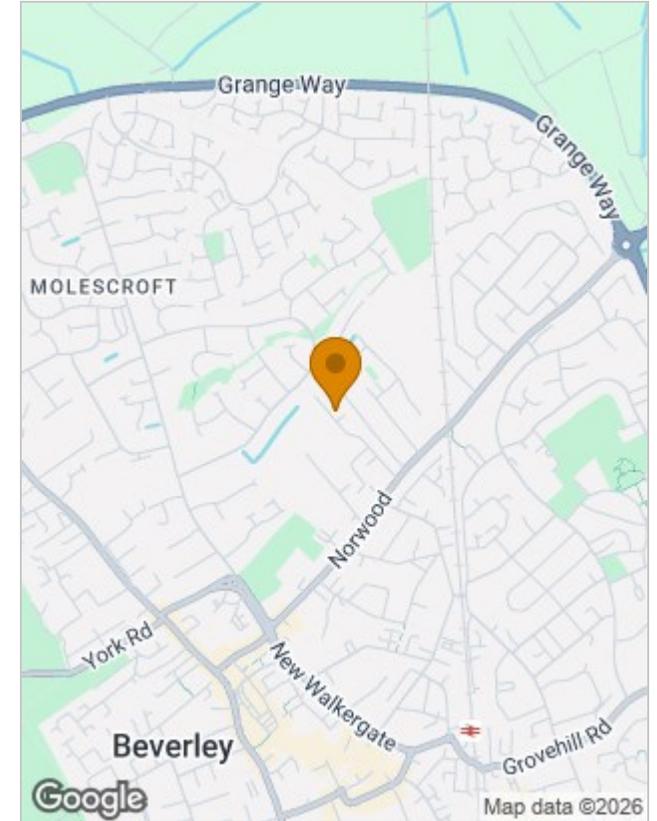




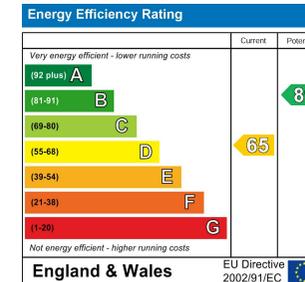
Floor Plans



Location Map



Energy Performance Graph



Viewing

Please contact our Beverley Office Office on 01482 866304 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.