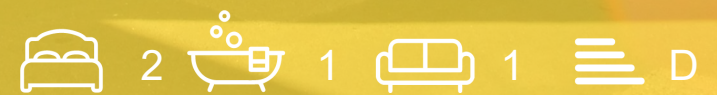


**staniford**  
grays



59 Norwood Grove, Beverley, HU17 9HR

£139,950





# 59 Norwood Grove

Beverley, HU17 9HR

- TWO BEDROOM COTTAGE
- uPVC DOUBLE GLAZING
- MOVE IN READY
- LOW MAINTNENACE REAR YARD
- MODERN FITTED KITCHEN
- INVESTMENT OPPORTUNITY

Delightful two bedroom semi detached home in ready to move in condition!

Positioned on Norwood Grove, this charming two bedroom cottage offers the perfect blend of character and convenience with a modern finish. Ideal for first time buyer or savvy investors alike.

Beautifully presented and truly move in ready, the property features a modern fitted kitchen, welcoming living room and bathroom with the added benefit of uPVC double glazing throughout, and the boiler fitted in April 2023. With most of the accommodation on the ground floor and the bedrooms on the first floor the property also benefits from a low maintenance rear yard providing a private outdoor space with minimal upkeep needed, perfect for busy lifestyles.

One of the standout features is the location. Situated within easy walking distance of Beverley town centre, you'll have a fantastic range of independent shops, cafes, restaurants, and amenities right on your doorstep, as well as excellent transport links for commuting further afield.

Get in touch, book your viewing today!



£139,950



## ACCOMMODATION COMPRISES

**KITCHEN** 11'2" x 9'11" (3.41m x 3.04m)  
uPVC entrance door with stained glass panels, laminate floor, ceiling spotlights, rear aspect uPVC double glazed window, side aspect uPVC double glazed window, understairs cupboard, stainless steel drainer sink with mixer tap, integrated four ring gas hob, electric oven, integrated washer/dryer, chrome extractor and a range of wall and base units with lights under wall units.

**BATHROOM** 8'8" x 3'10" (2.66m x 1.18m)  
Sliding pocket door, tiled floor, ceiling spotlights, rear aspect uPVC double glazed privacy window, low flush WC, wash hand basin with vanity unit, bath with mixer shower and a wall mounted vanity unit.

**LOUNGE** 11'9" x 11'2" (3.60m x 3.41m )  
Wooden door with chrome handles, carpeted floor, pendant light fitting, wall light, front aspect uPVC double glazed window and a brick fire place with electric fire.

**BEDROOM TWO** 10'3" x 6'9" (3.14m x 2.08m )  
Wooden door with chrome handles, carpeted floor, pendant light fitting, rear aspect uPVC double glazed window and a loft hatch.

**BEDROOM ONE** 13'0" x 11'10" (3.97m x 3.61m )  
Wooden door with chrome handles, carpeted floor, pendant light fitting and a front aspect uPVC double glazed window.

**STAIRCASE**  
With carpeted floor, wooden hand rail, ceiling spotlight and wall light.



#### **EXTERIOR**

A rear concrete yard with fence surround and metal entrance gate, accessed through a shared passage.

#### **COUNCIL TAX:**

We understand the current Council Tax Band to be A

#### **SERVICES :**

Mains water, gas, electricity and drainage are connected.

#### **TENURE :**

We understand the Tenure of the property to be Freehold.

#### **MORTGAGE CLAUSE :**

Stanford 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.

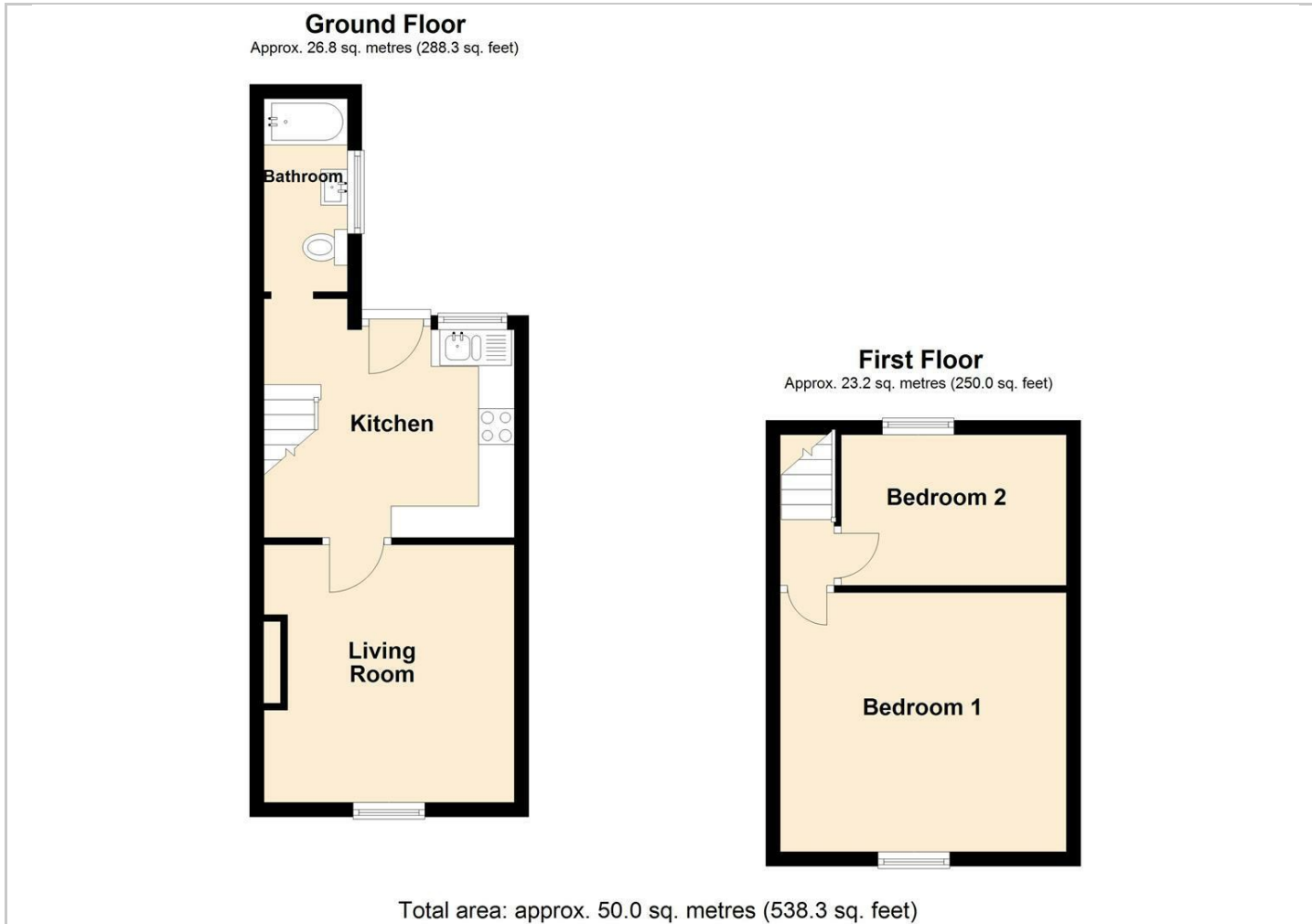
#### **MISREPRESENTATION ACT 1967**

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



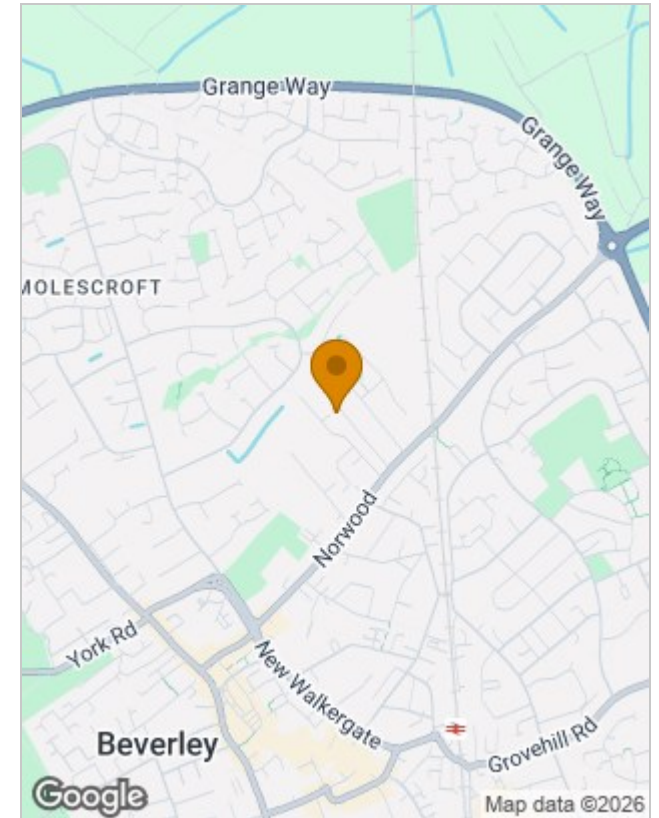
## Viewing

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.

18 North Bar Within, Beverley, East Riding of Yorkshire,  
Tel: 01482 866304 Email: bevsales@stanifords.com

## Location Map



## Energy Performance Graph

