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grays



2 Norwood Far Grove, Beverley, HU17 9HX

£180,000

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# 2 Norwood Far Grove

Beverley, HU17 9HX

- A WONDERFUL TWO BEDROOM HOME
- TWO DOUBLE BEDROOMS
- CLOSE TO BEVERLEY TOWN CENTRE
- ORIGINAL FEATURES
- WOOD BURNING STOVE
- IDEAL FOR FIRST TIME BUYERS

Wonderful two bedroom end of terrace property positioned towards the end of Norwood Far Grove. This beautifully presented home is enriched with original features in keeping with its country side feel and aesthetic.

Entering the home you are greeted with a lovely open plan lounge diner with strip wood floors and a wood burning stove set within an exposed brick fireplace with a slate hearth and rustic wooden mantle piece. In the dining area the continued strip wood floors together with exposed beam arch, wood panelled chimney breast wall and sash windows all enhance the home's warm country feel.

To the rear, the charming galley kitchen features solid wooden worktops and a classic Belfast sink. In the bathroom a three piece suite with shower over the bath and a tiled floor completes the ground floor layout.

Upstairs, the country theme continues with an exposed wooden staircase leading to two generously sized double bedrooms, each bright, airy, and thoughtfully finished.

Outside, the rear garden offers a low-maintenance haven, with a mix of concrete patio, decked seating area perfect for summer BBQs, synthetic lawn, and established flower borders. A wooden shed and rear gate complete the space.

An ideal home for those looking for period charm with modern touches, all in convenient Beverley location.



£180,000



## ACCOMMODATION COMPRISES

**LOUNGE** 12'7" x 9'9" (3.86m x 2.98m )  
Wooden front door with fanlight, strip wood floor, ceiling spotlights and the pendant light fitting, front aspect uPVC double glazed sash window, expose brick fireplace with wood burning stove, slate hearth and rustic wooden mantle piece.

**DINING ROOM** 12'5" x 10'11" (3.80m x 3.33m )  
Strip wood floor, pendant light fitting, rear aspect uPVC double glazed sash window, understairs cupboard, wood panelled chimney breast wall with fireplace, exposed wooden beam and understairs study nook.

**KITCHEN** 11'11" x 6'4" (3.65m x 1.94m )  
Tiled floor, wooden barn back door, ceiling spotlights, side aspect uPVC double glazed window, wooden work tops with a Belfast sink and mixer tap. Splash back tiles Tiles, space for fridge freezer, electric cooker, chrome extractor fan, plumbing for a washing machine and a range of wall and base units.

**BATHROOM** 7'1" x 6'4" (2.18m x 1.94m )  
Wood door with chrome handles, tiled floor, central ceiling light, side aspect uPVC double glazed window, low flush WC, bath with mixer shower and mixer tap, pedestal wash hand basin with vanity unit and splash back tiles.

**BEDROOM ONE** 10'11" x 9'1" (3.33m x 2.79m )  
Strip wood floors, wood door with wooden knobs, pendant light fitting, rear aspect uPVC double glaze window, loft hatch and built in cupboard.

**BEDROOM TWO** 12'6" x 9'10" (3.83m x 3.02m )  
Wood door with wooden knobs, carpeted floor, pendant light fitting, front aspect uPVC double glazed sash window, side aspect uPVC double glazed window and traditional Victorian fireplace place with slate hearth.



#### **STAIRCASE AND LANDING**

Exposed strip wood floor, pendant light fitting and a wooden banister with spindles

#### **EXTERIOR**

To the front a wooden fence and gate with gravel garden and stepping stone path.

To the rear a flagged patio area with gravel, synthetic lawn, garden shed and a decked seating area with fence surround and plant box boarder.

#### **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 :**

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



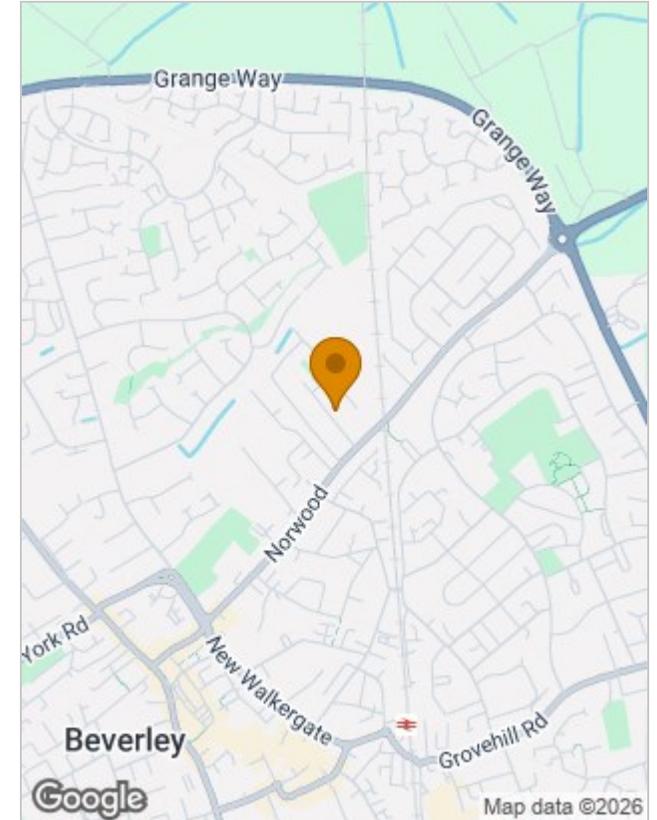
## Viewing

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.

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## Location Map



## Energy Performance Graph

