

staniford grays



305 Grovehill Road, Beverley, HU17 0JG

£179,950





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- TRADITIONAL TWO BEDROOM TERRACED HOME WITH EXTRA SPACE
- OFF STREET PARKING FOR MULTIPLE VEHICLES
- TRADITIONAL FEATURES
- CLOSE TO ALDI SUPERMARKET
- ADDITIONAL SPACIOUS LOFT ROOM
- HIGH CEILINGS

A Charming Traditional Home with Extra Space and Prime Location

Positioned just a short stroll from ALDI supermarket and around a 15 minute walk to the vibrant Flemingate Retail and Leisure Park, this beautifully presented two-bedroom terraced home offers character with additional space and convenience — ideal for young families, first-time buyers, or investors.

A welcoming traditional entrance porch and hallway lead to a cosy lounge and a spacious dining room — perfect for entertaining or family time. The galley style kitchen has an exceptionally practical and useful utility room off it, with excellent storage space, French doors to the rear patio garden and a carport with parking for multiple vehicles.

Upstairs, you'll find a spacious double bedroom with fitted wardrobes, a comfortable single bedroom, and a modern family bathroom with shower over the bath. A spiral staircase from the landing leads to a versatile loft room (used as a bedroom/study — no building regs), offering the valuable extra space so many buyers are looking for.

This is a fantastic opportunity to secure a well-located home with flexible living options and great investment potential.



ACCOMMODATION COMPRISES

ENTRANCE PORCH

4'1" x 3'1" (1.25m x 0.96m)
Wood front door with privacy glass panels and fanlight with tiled floor and walls.

HALLWAY

10'11" x 3'2" (3.33m x 0.99m)
Wood door with privacy glass panels and brass handles, laminate floor and pendant light fitting.

DINING ROOM

12'0" x 12'0" (3.67m x 3.66m)
Wood door with brass handles, laminate floor, pendant light fitting and a rear aspect wooden sash window.

LOUNGE

13'8" x 11'8" (4.19m x 3.58m)
Laminate wood floor, pendant light fitting, recess cupboard, fire place with marble hearth and back and wooden mantle piece and a brass insert gas fire.

KITCHEN

18'11" x 6'9" (5.77m x 2.07m)
Two wood doors with brass handles, tiled floor, ceiling spotlights, rear aspect uPVC double glazed window, three side aspect uPVC double glazed window. A range of wall and base units, plumbing for a dishwasher, electric cooker, stainless steel drainer sink with mixer tap, extractor fan and integrated microwave.

UTILITY ROOM

20'11" x 7'3" (6.38m x 2.23m)
Wooden French doors to patio, tiled floor, fitted cupboards, plumbing for a washing machine, space for a dryer with corrugated uPVC roof.

STAIRCASE AND LANDING

11'11" x 5'10" (3.64m x 1.78m)
Carpeted floor, pendant light fitting, traditional wooden banister with spindles, wooden hand rail, spiral staircase to loft room.

BATHROOM

7'6" x 6'11" (2.29m x 2.13m)
Wood door with brass handles, ceiling spotlights, cork tiled floor, rear aspect uPVC double glazed window, P-bath with mixer shower, wash hand basin with mixer tap and vanity unit and low flush WC.

**BEDROOM ONE**

11'11" x 8'11" (3.65m x 2.74m)
Wood door with brass handles, carpeted floor, pendant light fitting, rear aspect aluminium double glazed window and a built in wardrobe.

BEDROOM TWO

14'3" x 11'5" (4.35m x 3.49m)
Wood door with brass handles, pendant light fitting, laminate floor, two front aspect aluminium double glazed windows and fitted wardrobes.

LOFT ROOM

14'2" x 10'9" (4.32m x 3.30m)
Accessed via a spiral staircase off the landing, carpeted floor, ceiling spotlights, Velux window, wood panelled wall and eaves storage.

EXTERIOR

To the front a metal gate with concrete path and gravel garden with a mature tree and brick wall surround. To the rear a flagged patio with wooden trellis and dwarf wall with a carport for multiple vehicles with corrugated uPVC roof. Car port accessed via the ten foot at the rear and access road from Grovehill Road.

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.

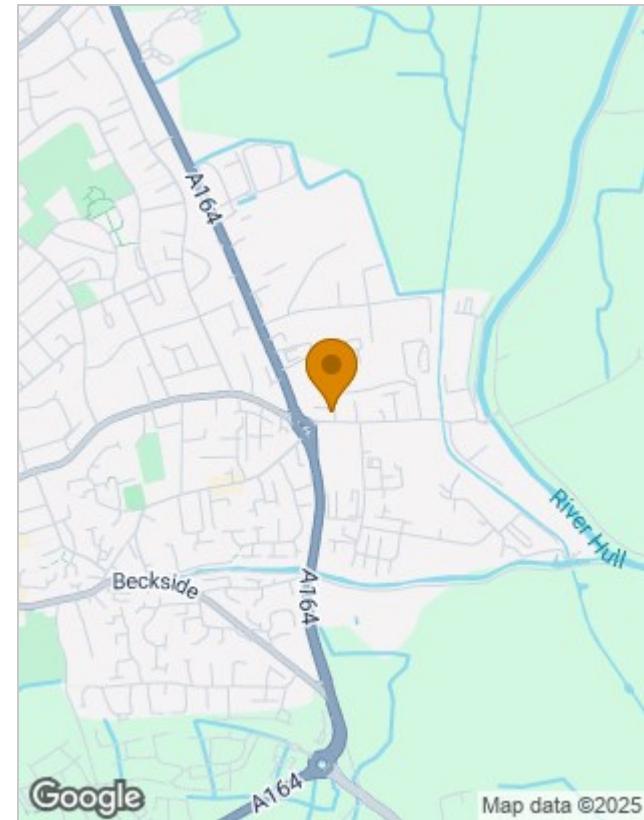




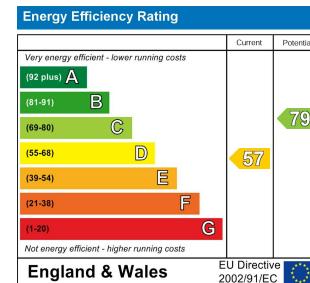
Floor Plans



Location Map



Energy Performance Graph



Viewing

Please contact our Beverley Office 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.