

# staniford grays



19 Grove Close, Beverley, HU17 9JT

£360,000





# 19 Grove Close

Beverley, HU17 9JT

- SPACIOUS THREE BEDROOM BUNGALOW
- OFF STREET PARKING FOR MULTIPLE VEHICLES
- CONSERVATORY
- THREE GOOD SIZED BEDROOMS
- SINGLE GARAGE
- QUIET AREA

A fantastic three bedroom bungalow in a quiet position and in ready to move in standard!

Hidden away in a quiet position within the Grove Park area, just off Norwood, this beautifully presented three bedroom bungalow offers the perfect blend of space and convenience, ideal for those looking to downsize without compromise.

From the moment you arrive, the generous frontage and ample off street parking sets the tone, complemented by a garage for additional storage or secure parking. Inside, the property is ready to move straight into. The spacious lounge flows effortlessly into a bright conservatory, creating a lovely additional reception space overlooking the garden, perfect for relaxing with a morning coffee or entertaining family and friends. The well proportioned kitchen diner provides plenty of room for everyday cooking and dining, with a useful utility room just off to keep everything neatly organised.

There are three genuinely good sized bedrooms, offering flexibility for guests, hobbies or a home office. The principal bedroom benefits from its own modern ensuite shower room, while the main bathroom serves the rest of the home.

Occupying a generous plot, the rear garden is a particularly appealing feature, large enough to enjoy gardening, outdoor dining and grandchildren at play, yet manageable for those seeking a simpler lifestyle.

Location is key here. Positioned just off Norwood, the property enjoys a peaceful setting while remaining within easy walking distance of Molescroft's shops and amenities. Beverley town centre is only around a 15 minute stroll away, placing supermarkets, cafés, restaurants and well regarded schools conveniently on your doorstep.



£360,000



## ACCOMMODATION COMPRISES

**ENTRANCE HALL** 14'10" x 4'11" (4.54m x 1.52m)  
Composite entrance door with privacy glass panels, carpeted floor, two pendant light fittings, loft hatch and airing cupboard.

**BEDROOM ONE** 10'1" x 9'3" (3.08m x 2.84m)  
Wooden door with brass handles, fitted wardrobes, carpeted floor, pendant light fitting and a front aspect uPVC double glazed window.

**BATHROOM** 9'4" x 5'4" (2.85m x 1.65m)  
Wooden door with brass handles, vinyl floor, side aspect uPVC double glazed window, central ceiling light, Full splash back tiling, chrome towel radiator, low set bath with mixer shower, vanity unit with wash hand basin and low flush WC.

**PRINCIPAL BEDROOM** 14'2" x 11'7" (4.32m x 3.54m)  
Wooden door with brass handles, carpeted floor, pendant light fitting with fan, rear aspect uPVC double glazed window, loft hatch and fitted wardrobes.

**ENSUITE SHOWER ROOM** 6'9" x 4'5" (2.07m x 1.36m)  
Wooden door with brass handles, vinyl floor, central ceiling light, side aspect uPVC privacy window, chrome towel radiator, full splash back tiling, vanity unit with wash hand basin and mixer tap, low flush WC, shower cubicle with mixer shower.

**BEDROOM THREE** 11'6" x 7'8" (3.53m x 2.35m)  
Wooden door with brass handles, carpeted floor, pendant light fitting and a rear aspect uPVC double glazed window.

**LOUNGE** 15'8" x 11'5" (4.78m x 3.48m)  
Wooden door with brass handles, uPVC sliding patio doors to the conservatory, carpeted floor, two side aspect uPVC double glazed privacy windows, fire place with marble hearth and back with stone surround and electric fire.



**CONSERVATORY**

14'5" x 9'6" (4.40m x 2.91m )

Of brick uPVC and double glazed construction with uPVC French doors to the garden, carpeted floor, pendant light fitting with fan and two skylights,

**KITCHEN DINER**

13'10" x 11'6" (4.24m x 3.52m )

Wooden door with brass handles, laminate floor, ceiling strip light, pendant light fitting, integrated four ring electric Bosch hob, extractor fan, integrated AEG oven and grill, a range of wall and base units, integrated dishwasher and fridge.

**UTILITY ROOM**

7'6" x 4'6" (2.29m x 1.38m )

Wooden conservina door with brass handles, pendant light fitting, laminate floor, plumbing for washing machine, space for a dryer, fitted wall units and a uPVC rear door.

**EXTERIOR**

To the front  
To the rear

**GARAGE**

17'0" x 8'6" (approx) (5.20m x 2.60m (approx))

With an electric roller door, power and light.

**COUNCIL TAX:**

We understand the current Council Tax Band to be D

**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**

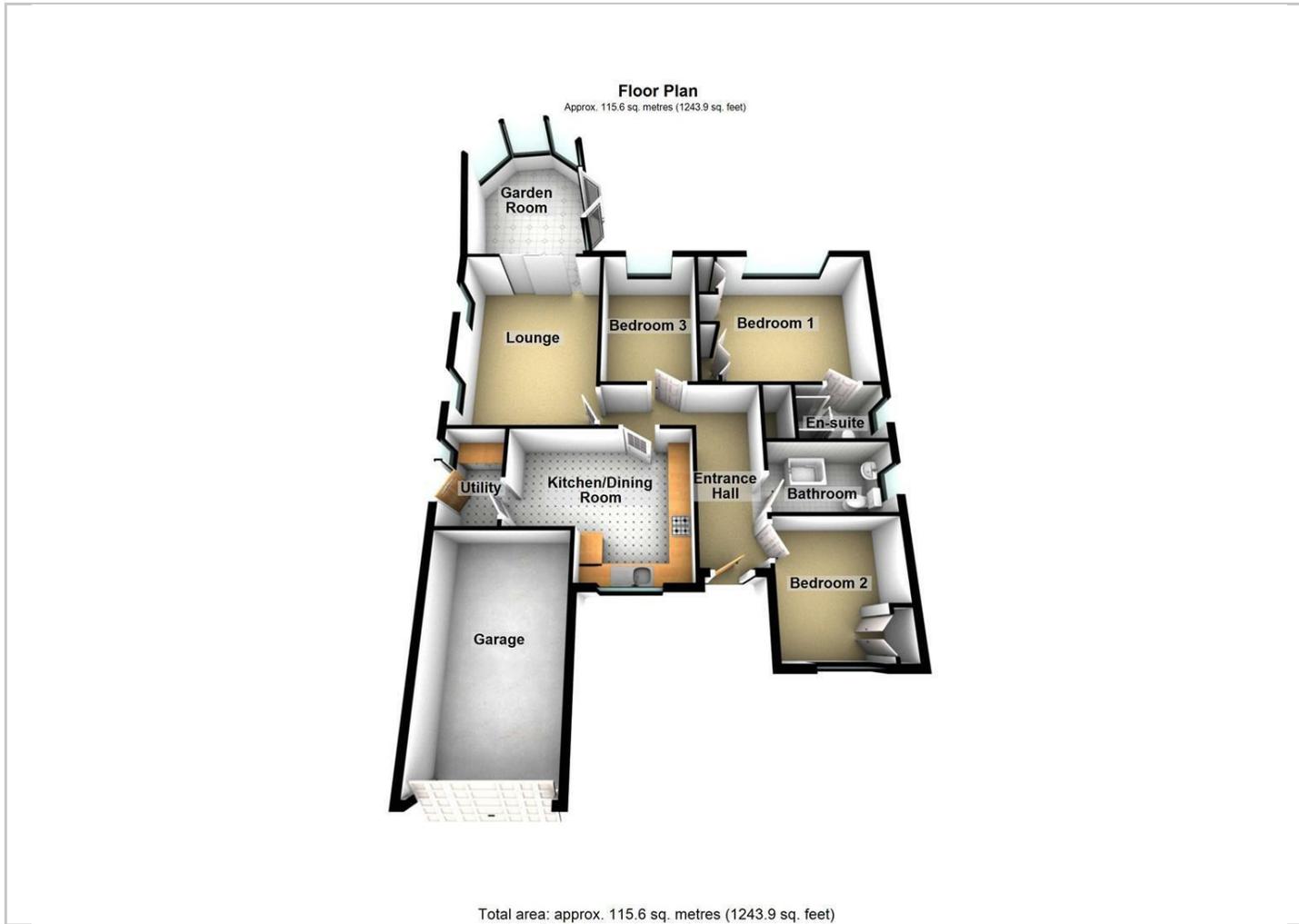
These details are prepared as a general guide only, and should not be relied upon as a basis to enter into a legal contract, or to commit expenditure. An interested party should consult their own surveyor, solicitor or other professionals before committing themselves to any expenditure or other legal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

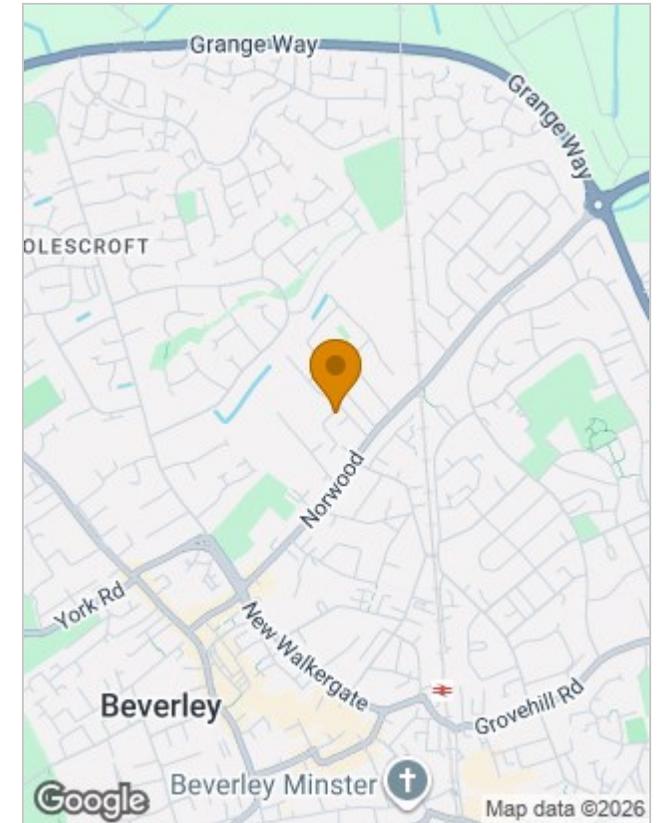




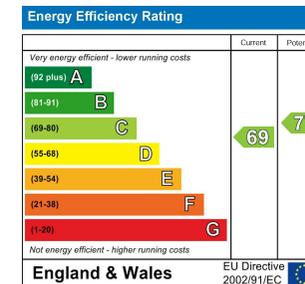
## Floor Plans



## 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.

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