Quick & Clarke
PROPERTY SPECIALISTS

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46 Grove Park, Beverley HU17 9JX

£190,000

Beverley | Cottingham | Hornsea | Willerby

- Modern end terraced house.
- Three bedrooms.
- Excellent family home or investment opportunity.
- Living room and breakfast kitchen.
- Three good size bedrooms.
- Family shower room.
- Gardens front & rear.
- Garage.
- Council Tax Band: B
- EPC Rating: C

A spacious modern three bedroomed end terrace house ideal for the growing family or a wonderful investment opportunity offering very well proportioned living room with 16 foot dining kitchen at ground floor whilst at first floor there are two double bedrooms and a very good size single bedroom along with family shower room. To the front of the property is an open plan lawned garden with further enclosed lawned garden and a single garage located to the side. Main town centre facilities are a level walk away but there are a range of local amenities closer by.

LOCATION

The popular and highly regarded historic town of Beverley in East Yorkshire boasts an excellent range of local amenities and an extensive range of shops including many high street chains, numerous Public Houses and restaurants. There are also numerous landmarks including Beverley Minster and the open countryside of Westwood Pasture.

The town is ideally placed for access to the surrounding areas including Hull, York, the M62 motorway as well as the coast.

THE ACCOMMODATION COMPRISES

GROUND FLOOR

ENTRANCE HALL

Timber effect floor. Staircase to first floor. PVCu sealed unit double glazed door and radiator.

LIVING ROOM

13'10" x 13'4" (4.22m x 4.06m)
Timber fireplace with electric fire fitted. PVCu sealed unit double glazed window. Laminate floor and radiator.

DINING KITCHEN

16'4" x 8'9" (4.98m x 2.67m)
Base and eye level units with roll edge work surfaces incorporating electric oven with gas hob and single drainer sink unit. Understairs storage cupboard. Tile effect floor. PVCu sealed unit double glazed window overlooking rear garden and French doors to outside.

FIRST FLOOR

LANDING

PVCu sealed unit double glazed window.

BEDROOM 1

12'0" x 10'0" (3.66m x 3.05m)
Laminate floor. PVCu sealed unit double glazed window and radiator.

BEDROOM 2

10'0" x 11'0" (3.05m x 3.35m)
Fitted wardrobes. Varnished floorboards. PVCu sealed unit double glazed window and radiator.

BEDROOM 3

8'5" x 6'2" (2.57m x 1.88m)
PVCu sealed unit double glazed window and radiator. Laminate floor.

FAMILY SHOWER ROOM

6'2" x 6'0" (1.88m x 1.83m)
Showering quadrant cubicle, wash basin and low level w.c. PVCu sealed unit double glazed window and chrome towel radiator.

OUTSIDE

The property is approached via an open plan garden but benefits from a very good size enclosed lawned garden to the rear.

GARAGE

Single garage with up and over door.

SERVICES

All mains services are available or connected to the property.

CENTRAL HEATING

The property benefits from a gas fired central heating system.

DOUBLE GLAZING

The property benefits from PVCu double glazing.

TENURE

We believe the tenure of the property to be Freehold (this will be confirmed by the vendor's solicitor).

VIEWING

Please contact Quick and Clarke's Beverley office on 01482 886200 to arrange an appointment to view.

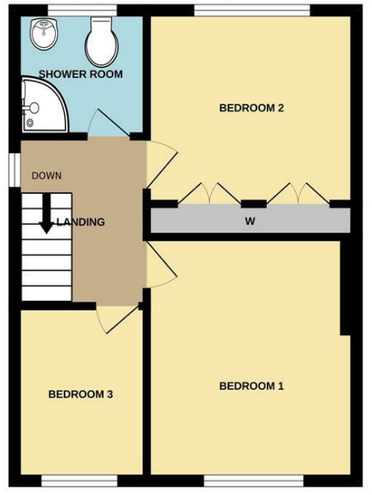
FINANCIAL SERVICES

Quick & Clarke are delighted to be able to offer the locally based professional services of PR Mortgages Ltd to provide you with impartial specialist and in depth mortgage advice. With access to the whole of the market and also exclusive mortgage deals not normally available on the high street, we are confident that they will be able to help find the very best deal for you.

Take the difficulty out of finding the right mortgage; for further details contact our Beverley office on 01482 886200 or email beverley@qandc.net

GROUND FLOOR

1ST FLOOR



VIEWINGS Strictly by appointment through the Sole Agent's Beverley Office on 01482 886200 . The mention of any appliances &/or services within these sales particulars does not imply they are in full and efficient working order. ALL MEASUREMENTS ARE APPROXIMATE & FOR GUIDANCE ONLY We endeavour to make our sale details accurate & reliable, but if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so, particularly if contemplating travelling some distance to view the property. NONE OF THE STATEMENTS CONTAINED IN THESE PARTICULARS ARE TO BE RELIED UPON AS STATEMENT OR REPRESENTATION OF FACT. These sales particulars are based on an inspection made at the time of instruction and are intended to give a general description of the property at the time.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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