



Quick & Clarke
PROPERTY SPECIALISTS

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176 Grovehill Road, Beverley HU17 0ES
Guide Price £225,000

- Two double bedrooms plus loft space
- Very generous sized garden
- Newly built garden studio with water, power and light
- Attractive breakfast kitchen
- Four piece bathroom plus ground floor wc
- Sympathetically styled and characterful
- Productive vegetable and fruit garden
- EPC Rating: D
- Council Tax Band: B

A very attractive and characterful period house in keeping with its heritage. Boasting two double bedrooms and with the benefit of a further boarded loft space with a fixed staircase, the property has great flexibility of accommodation.

Two reception rooms to the ground floor are supplemented by a breakfast kitchen and there is a ground floor WC in addition to the four piece bathroom on the first floor level.

One of the key features is a very generous sized, southerly facing rear garden which not only offers the opportunity to grow a huge amount of fruit and vegetables but also has the benefit of a recently fitted (2024) studio/home office with water, light and power which could lend itself to a multitude of uses.

LOCATION

The property is located mid way along Grovehill Road which is one of the main arterial roads leading into the centre of Beverley from the east, having a southerly aspect to the rear. The property also lies in a position convenient for both the railway station/Flemingate development and the town centre amenities.

THE ACCOMMODATION COMPRISES

GROUND FLOOR

ENTRANCE HALL

With a period timber front door with stained glass panel and further window above. Stairs leading to first floor accommodation.

LIVING ROOM

11'11" x 11'7" (3.63m x 3.53m)

Sash bay window to front elevation. Beautiful ornate marble fireplace housing open fire with shelving in alcove to one side.

Opening into

SITTING ROOM

12'10" x 12'2" (3.91m x 3.71m)

The focal point being a recently installed and British manufactured wood burning stove with oak mantel above, cupboard and shelves in alcoves, original quarry tiled floor and storage cupboard understairs. French doors leading to conservatory.

CONSERVATORY

10'1" x 7'11" (3.07m x 2.41m)

Door providing access to the rear of the property.

KITCHEN

Offering a good range of wall and base storage units with white fronts, solid wood bench tops and ceramic tile splash backs with stainless steel one-and-a-half bowl sink/drain, four ring stainless steel gas hob with extractor over, integrated Bosch oven (installed 2024), newly fitted integrated dishwasher, door to side elevation and window, Indian Slate tiled floor with underfloor heating. Small ceiling cavity to rear of the kitchen accessed via a hatch.

WC/UTILITY ROOM

6'5" x 4'6" (1.96m x 1.37m)

With low level WC, space and plumbing for washing machine, slate tiled floor and window to the side elevation.

FIRST FLOOR

BEDROOM 1

15'1" x 12' (4.60m x 3.66m)

Two windows to the front elevation, built in wardrobes and window seats, bookcases in alcoves, period cast iron fireplace, stripped floorboards and fixed open tread staircase to the boarded loft space.

BEDROOM 2

12'11" x 9'10" (3.94m x 3.00m)

Window to rear elevation with view over the garden and church, period cast iron fireplace with cupboard in alcove to one side.

BATHROOM

11' x 6'2" (3.35m x 1.88m)

With a four piece sanitary suite comprising corner shower enclosure, attractive roll top bath, pedestal hand wash basin, low level WC, cupboard housing the modern Worcester Bosch gas boiler, window to rear elevation.

SECOND FLOOR

LOFT ROOM

13'8" x 11'8" (4.17m x 3.56m)

A useful space with Velux roof window and an extensive range of book casing and desk unit, currently used as a home office. Please note that it is our understanding that this area pre-dates modern building regulations.

OUTSIDE

The property is set back from the pavement with a forecourt garden to the front of the property and a path leads to the front door. The rear garden is a key feature of this property being southerly facing and very generously sized. Split into two areas and bisected by a right of way which links the other properties on this row of terraces.

There is a concrete patio area adjacent to the kitchen and rear of the house, with a timber woodstore. A gate from the pathway leads into the larger section of the garden which not only has a number of raised vegetable boxes, there is a potting shed, greenhouse and an area of lawn To the rear is a wildlife garden with pond and a productive orchard. A real bonus to the property is a newly fitted (2024) timber studio which is supplied with water, light and power. Having a veranda to the front, the studio is lined for insulation with a number of windows and lends itself to a multitude of uses including a home office, bar/gym or guest bedroom.

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 uPVC 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



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.

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