



Grovehill Road, Beverley, HU17

£145,000

Offers in Region of

Tenure: Freehold, **Bedrooms:** 2

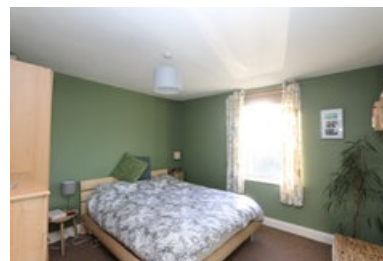
Housesimple are pleased to offer to the market this traditional 2 bedroom terrace home. Ground Floor Living Room 3.35m (11') x 3.30m (10'10") Window to front, laminate flooring, Dining Area 3.63m (11'11") x 3.35m (11') Storage cupboard, radiator, lami

Key features:

- New kitchen
- New bathroom
- renovated throughout
- New boiler
- open plan living
- 2 double bedrooms
- enclosed rear garden

Extra info:

- **Property Age:** 80 years
- **Council Tax:** Band A (£1168.62 per-annum)
- **Double Glazing:** All
- **Heating:** Gas
- **Parking:** Street Parking



Housesimple are pleased to offer to the market this traditional 2 bedroom terrace home. Situated on the outskirts of the historic town of Beverley it offers open plan living on the ground floor, 2 double bedrooms, new kitchen and bathroom and recently fitted boiler. The property is maintained to a high standard throughout and internal inspection is highly recommended to appreciate what this home has to offer.

The accommodation briefly comprises:

Ground Floor

Living Room 3.35m (11') x 3.30m (10'10")

Window to front, laminate flooring,

Dining Area 3.63m (11'11") x 3.35m (11')

Storage cupboard, radiator, laminate flooring,

Kitchen 3.35m (11') x 2.41m (7'11")

Fitted with a matching range of base and eye level units, plumbing for washing machine, space for fridge and freezer, fitted electric oven, built-in four ring gas hob with extractor hood over, window to rear, radiator, tiled flooring,

Bathroom

Fitted with three piece suite comprising bath and close coupled WC, window to side, heated towel rail, tiled flooring.

First Floor

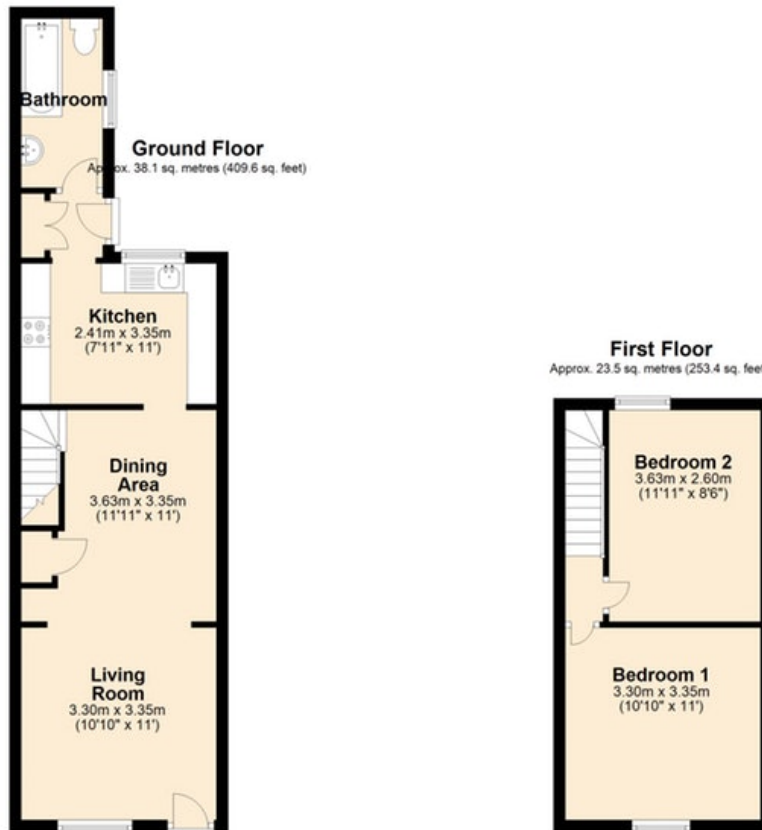
Bedroom 1 3.35m (11') x 3.30m (10'10")

Window to front, radiator, fitted carpet,

Bedroom 2 3.63m (11'11") x 2.60m (8'6")

Window to rear, radiator, fitted carpet,

Floor plan:



Total area: approx. 61.6 sq. metres (663.0 sq. feet)

Energy Performance Certificate:

Energy Performance Certificate

337, Grovehill Road, BEVERLEY, HU17 0JG

Dwelling type: Mid-terrace house	Reference number: 0888-6043-7263-1217-0990
Date of assessment: 08 July 2013	Type of assessment: RdSAP, existing dwelling
Date of certificate: 08 July 2013	Total floor area: 64 m ²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 1,590
Over 3 years you could save	£ 348

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 153 over 3 years	£ 117 over 3 years	<div style="background-color: #4caf50; color: white; padding: 5px; width: 40px; margin: 0 auto;"> You could save £ 348 over 3 years </div>
Heating	£ 1,182 over 3 years	£ 942 over 3 years	
Hot Water	£ 255 over 3 years	£ 183 over 3 years	
Totals	£ 1,590	£ 1,242	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating

<p style="font-size: x-x-small;">Very energy efficient - lower running costs</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr><td style="background-color: #4caf50; color: white; text-align: center;">(92 plus) A</td></tr> <tr><td style="background-color: #8bc34a; color: white; text-align: center;">(81-91) B</td></tr> <tr><td style="background-color: #ffc107; color: white; text-align: center;">(69-80) C</td></tr> <tr><td style="background-color: #ffc107; color: white; text-align: center;">(55-68) D</td></tr> <tr><td style="background-color: #ffc107; color: white; text-align: center;">(39-54) E</td></tr> <tr><td style="background-color: #ffc107; color: white; text-align: center;">(21-38) F</td></tr> <tr><td style="background-color: #e91e63; color: white; text-align: center;">(1-20) G</td></tr> </table> <p style="font-size: x-x-small;">Not energy efficient - higher running costs</p>	(92 plus) A	(81-91) B	(69-80) C	(55-68) D	(39-54) E	(21-38) F	(1-20) G	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr><th style="font-size: x-small;">Current</th></tr> <tr><td style="text-align: center; font-size: 2em;">73</td></tr> </table>	Current	73	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr><th style="font-size: x-small;">Potential</th></tr> <tr><td style="text-align: center; font-size: 2em;">90</td></tr> </table>	Potential	90	<p>The graph shows the current energy efficiency of your home.</p> <p>The higher the rating the lower your fuel bills are likely to be.</p> <p>The potential rating shows the effect of undertaking the recommendations on page 3.</p> <p>The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).</p> <p>The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.</p>
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Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Cavity wall insulation	£500 - £1,500	£ 57
2 Internal or external wall insulation	£4,000 - £14,000	£ 111
3 Floor Insulation	£800 - £1,200	£ 75

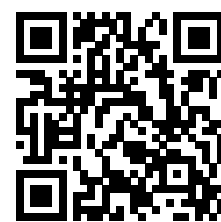
See page 3 for a full list of recommendations for this property.

To receive advice on what measures you can take to reduce your energy bills, visit www.simpleenergyadvice.org.uk or call freephone 0800 444202. The Green Deal may enable you to make your home warmer and cheaper to run.

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MISREPRESENTATION ACT, 1967.

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