

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



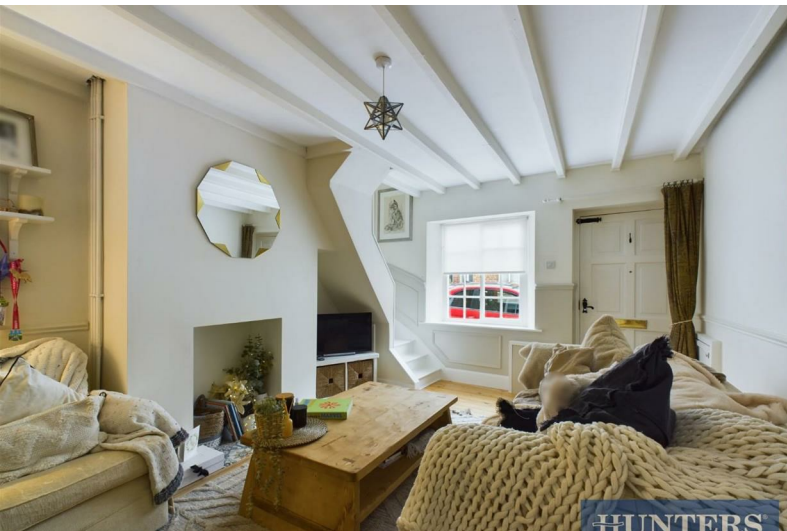
## Minster Moorgate

Beverley, HU17 8HP

Offers Over £230,000



Council Tax: B



# 39 Minster Moorgate

Beverley, HU17 8HP

Offers Over £230,000



## Lounge

Wooden window to the front aspect, wooden front entrance door, wooden flooring, exposed ceiling beams, decorative wall panelling, radiator, power points, TV point and stairs to the first floor landing.

## Kitchen/Diner

Window to the rear aspect, wooden flooring, radiator, range of wall and base units with roll top work surfaces, tiled splash back, integrated dishwasher, sink and drainer unit, integrated fridge, electric oven, electric hob, extractor hood and power points.

## Rear Entrance

Wooden door to the side aspect leading onto the garden, tiled floor, pull out pantry cupboard with shelves.

## Downstairs shower room/Utility

Wooden window to the rear aspect, radiator, low flush WC, wash hand basin, part tiled walls, plumbed for washing machine, shower enclosure with mains and extractor fan.

## First Flooring Landing

Wooden window to the front aspect, power points and stairs to the 2nd floor.

## Bedroom One

Velux window to the rear aspect, airing cupboard housing boiler, storage into the eaves, fitted wardrobes, radiator and power points.

## Ensuite Bathroom

Velux window to the rear aspect, radiator, tiled flooring, bath with mixer taps and shower attachments, low flush WC, wash hand basin with vanity unit and tiled walls.

## Bedroom 2/Office

Located on the second floor, wooden window to the rear aspect, exposed brickwork, storage into the eaves on both sides, fitted wardrobes, radiator and power point.

## Rear Garden

Low maintenance mainly paved south facing garden with wonderful views of the Minister and outside kitchen area.

## On Street Parking

On Street resident permit parking.

## Material Information - Hunters Beverley

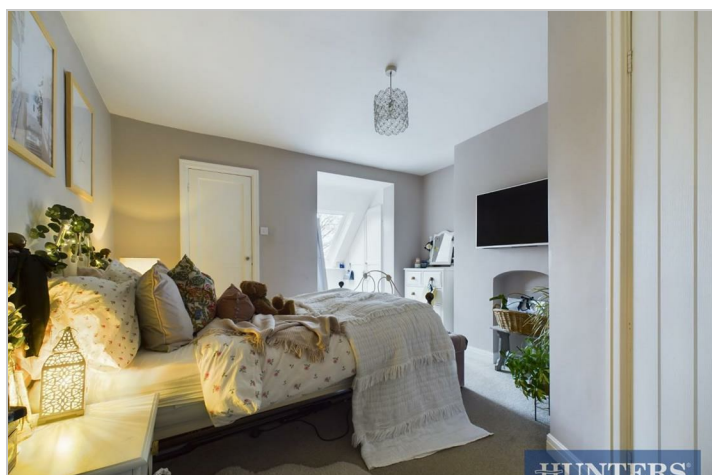
Tenure Type; Freehold  
Council Tax Banding; B

Position within the highly renowned Minster Moorgate, Beverley, this delightful Grade 2 listed mid-terrace home is offer to the market with no onward chain and presents a unique opportunity to own a piece of history. With its prime location, residents will enjoy the convenience of a variety of amenities on your doorstep, making daily life both easy and enjoyable.

The property features a well-appointed lounge oozing charm and character, perfect for entertaining guests or relaxing after a long day. The spacious bedroom offers a tranquil retreat, while the two bathrooms provide ample facilities for both residents and visitors alike. This home benefits from having a south facing garden with views of the Historical Beverley Minster.

Beverley is renowned for its rich heritage and vibrant community, and this home is ideally situated to take full advantage of all that the area has to offer. From quaint shops and delightful cafes to beautiful parks and historical sites, everything you need is within walking distance.

This property is not just a wonderful home; it is a gateway to a lifestyle filled with comfort and convenience. Whether you are a first-time buyer, looking to invest or downsize this mid-terrace house on Minster Moorgate is a splendid choice. Do not miss the chance to make this enchanting property your own.



## Road Map



## Hybrid Map



## Terrain Map



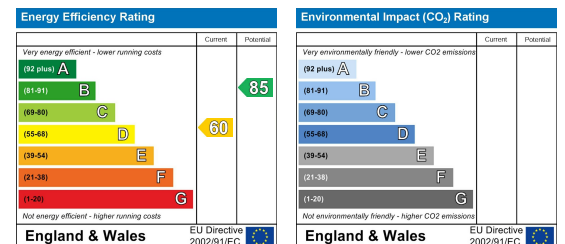
## Floor Plan



## Viewing

Please contact our Hunters Beverley Office on 01482 861411 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.