

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Minster Moorgate

Beverley, HU17 8HR

Asking Price £425,000



Council Tax: C





# 96 Minster Moorgate

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## Entrance Hall

Wooden glazed entrance door, radiator and stairs ascending to the first floor landing.

## Living Room

Box bay window to the front aspect, cornice, radiators, feature fireplace, TV point, power points and French doors opening to the dining room.

## Dining Room

Under-stairs cupboard, radiator, TV point, power points and opening to the kitchen.

## Kitchen

Bi-folding doors leading to the garden, Velux windows to the side aspect, a range of wall and base units with work surfaces, island unit with breakfast bar feature, sink and drainer unit, plumbed for washing machine, integrated dishwasher, space for fridge/freezer, space for tumble dryer, electric oven and hob, extractor hood, cupboard housing boiler and power points.

## Wet Room

Window to the side aspect, tiled flooring, walk in shower with mains shower, low flush WC, wash hand basin with vanity unit and extractor fan.

## First Floor Landing

Coving, loft access and power points.

## Bedroom 1

Window to the front aspect, coving, ceiling rose, ornate feature fireplace, radiator, TV point and power points.

## Bedroom 2

Window to the rear aspect, coving, radiator and power points.

## Bedroom 3

Window to the front aspect, coving, radiator and power points.

## Bathroom

Window to the rear aspect, three piece bathroom suite comprising; panel enclosed bath with mixer taps and shower attachment, low flush WC, wash hand basin with vanity unit, part tiled walls, two heated towel rail and extractor fan.

## Garden Studio

This is the perfect extension to the home, if you are looking for an extra bedroom with en-suite or home office, studio or consulting room. This garden pod has power and lighting, electric heating and low flush WC, wash hand basin with pedestal and shower enclosure with electric shower.

## Gardens

A traditional front garden is perfect for tubs and window boxes, while a side passage leads to the rear landscaped low maintenance garden, which is paved and pebbled with plant and shrub borders, Astro-turf lawn, patio areas, outside taps and lighting.

## Parking

Resident permit on street parking.

## A CHARMING EXTENDED PERIOD HOME IN THE HEART OF BEVERLEY

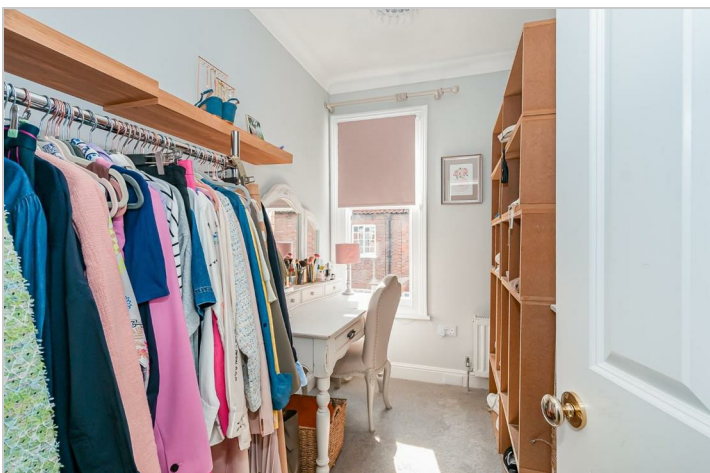
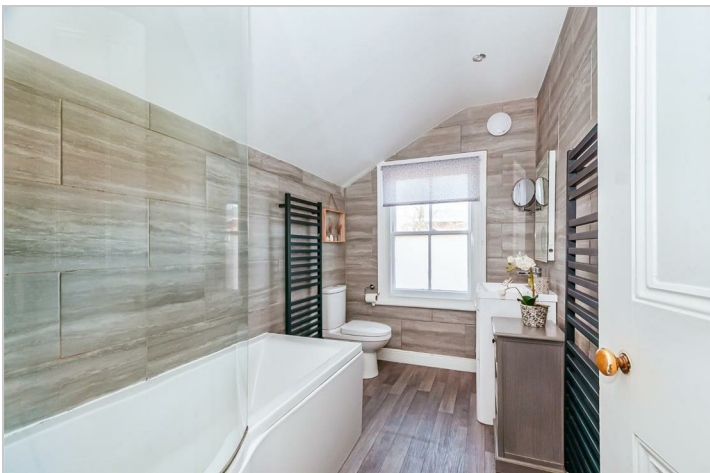
Minster Moorgate is one of Beverley's most sought-after streets, renowned for its traditional terraced houses, in the Minster conservation area, which leads down to the breath-taking Beverley Minster. This exceptional home offers the perfect balance of vibrant town-centre living and easy access to scenic walks, including Long Lane and the iconic Westwood Pastures.

Lovingly extended and upgraded by its current owners, this stylish home beautifully blends period charm with modern comforts. The welcoming entrance hall leads into a bright and airy lounge, featuring French doors that open into the dining room. The extended contemporary kitchen boasts sleek finishes and bi-folding doors that seamlessly connect to the garden. A stylish ground-floor wet room with WC adds convenience.

Upstairs, three well-proportioned bedrooms and a family bathroom complete the first floor.

The beautifully landscaped, low-maintenance garden is designed for maximum enjoyment, with a stunning self-contained pod at the rear. This versatile space, flooded with natural light, is ideal as a home office, studio, guest accommodation, or teenage retreat.

Offered with no onward chain, this impressive home must be seen to be fully appreciated. Early viewings are highly recommended!



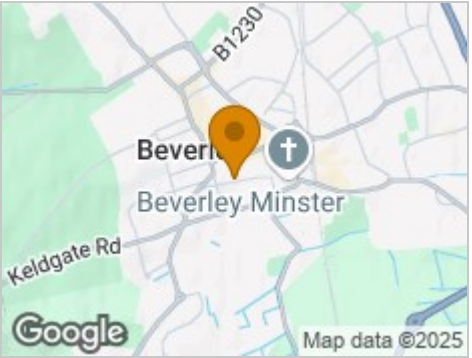
Road Map



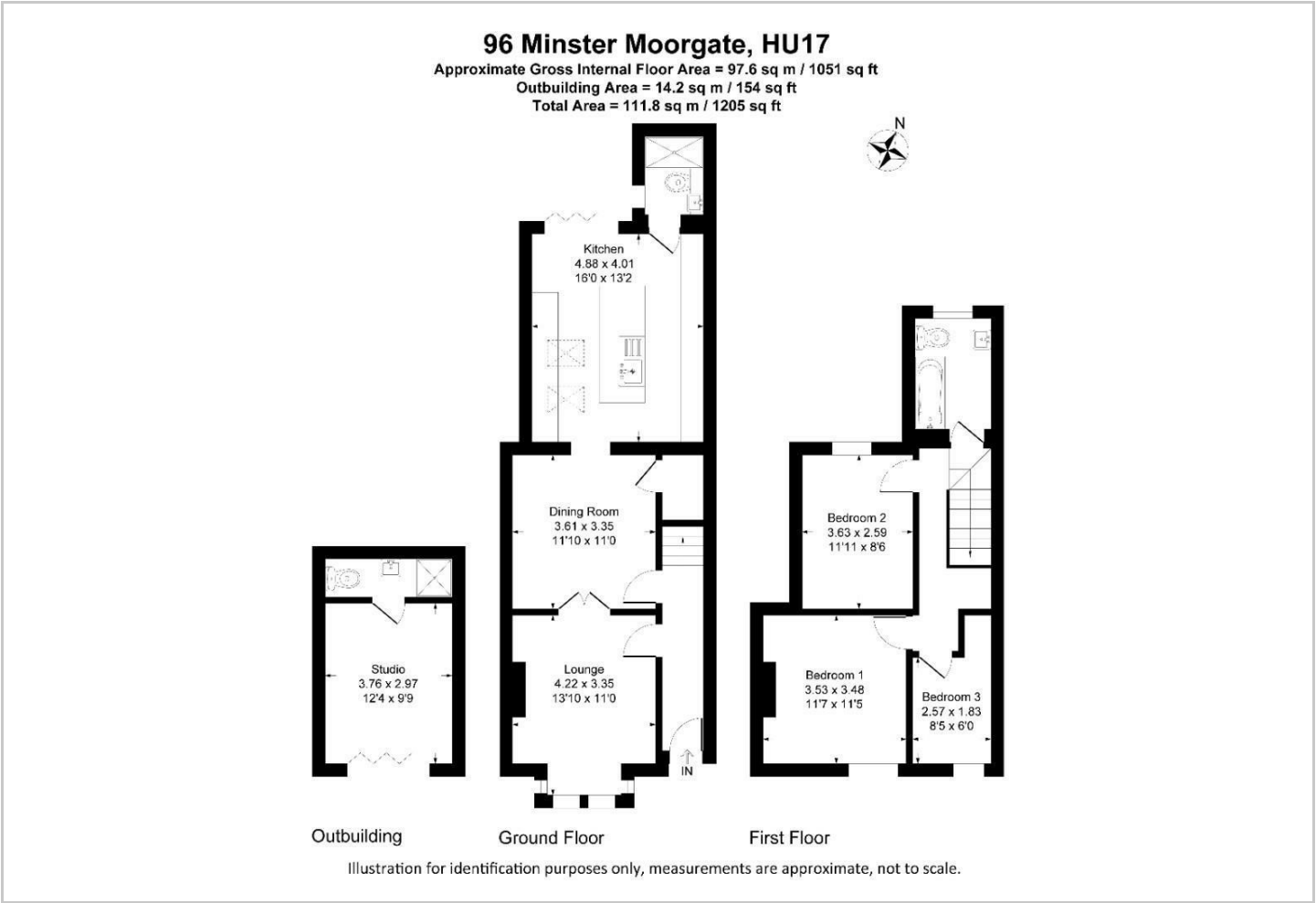
Hybrid Map



Terrain Map



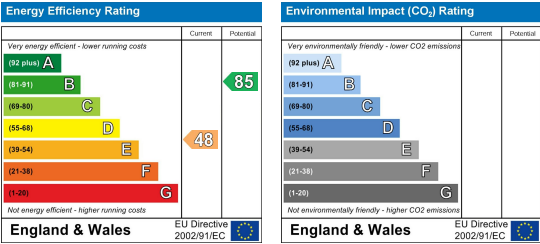
Floor Plan



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.