

staniford
grays



14 Minster Moorgate, Beverley, HU17 8HR

£339,950





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Beverley, HU17 8HR

- TWO BEDROOM TOWN HOUSE
- TRADITIONAL FEATURES
- FIVE MINUTE WALK INTO BEVERLEY TOWN CENTRE
- VIEWS OF THE HISTORIC BEVERLEY MINSTER
- BEAUTIFULLY PRESENTED
- LOW MAINTENANCE REAR GARDEN
- UPGRADED THROUGHOUT IN 2023

A beautifully presented traditional two bedroom terraced house in a sought after prime position, very close to the Minster. Positioned almost opposite Beverley Minster the property offers an open plan traditional feel with fireplaces in both the lounge and dining room. The dining room seamlessly flows into the Kitchen which has French doors to the rear patio garden, ideal for alfresco dining. There is also a very useful cloak room with WC and shower. To the first floor there is a spacious bathroom with a free standing bath, WC and wash hand basin with a traditional style vanity unit. The first bedroom also has a traditional cast iron fireplace and sash window with views of the minster. The second floor bedroom also has minster views with eaves storage.



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ACCOMMODATION COMPRISES

ENTRANCE HALL 12'2" x 3'1" (3.72m x 0.96m)
Traditional wood front door with the brass door knobs and fan light, Karndean floor and a pendant light fitting.

DINING ROOM 11'8" x 11'3" (3.56m x 3.45m)
Wood door with traditional door knob, carpeted floor, pendant light fitting and traditional cast iron fireplace with wood burning stove.

LOUNGE 12'0" x 11'1" (3.68m x 3.39m)
Carpeted floor, pendant light fitting, front aspect sash window and a traditional cast iron fireplace with brick hearth.

KITCHEN 12'5" x 13'10" (longest and widest point) (3.81m x 4.24m (longest and widest point))
Karndean floor, uPVC double glazed side aspect glass panel door, rear aspect uPVC double glazed French doors, quartz worktops, antique brass hot tap, drainer a sink, integrated appliances include microwave oven, oven, fridge freezer, washing machine, dryer and dishwasher.

SHOWER ROOM 5'9" x 5'1" (1.76m x 1.55m)
Wood door, Karndean floor, four spotlights, rear aspect uPVC double glazed window, low flush WC, towel radiator, wash hand basin and with vanity unit, shower enclosure with mixer shower and full splashback tiles.

STAIRCASE AND LANDING 11'3" x 5'4" (3.44m x 1.63m)
Carpeted floor, pendant light fitting and rear aspect window.

BATHROOM 11'3" x 7'9" (3.45m x 2.37m)
Wood door with brass door knobs, Karndean floor, pendant light fitting, single glazed rear aspect window, low flush WC, storage cupboard, freestanding bath and wash hand basin with vanity unit.



BEDROOM TWO

18'8" x 13'1" (5.69m x 4m)

Carpeted floor, pendant light fitting, front facing sliding wooden sash window, wooden banister with spindles and eaves storage.

EXTERIOR

To the rear a patio garden, with crazy paving and gravel, wooden fence and brick wall surround.

Right away across rear of Neighboring properties.

AGENTS NOTE

There is a right of way across the rear of neighbouring properties from the rear garden.

COUNCIL TAX:

We understand the current Council Tax Band to be

SERVICES :

Mains water, gas, electricity and drainage are connected.

TENURE :

We understand the Tenure of the property to be Freehold.

MORTGAGE CLAUSE :

Staniford Grays provide independent financial advice through Tony Hammond of Hammond Financial. Further details and referrals immediately available through the Beverley Office Tel: (01482) 866304 and bevsales@stanifords.com.

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

PROPERTY PARTICULARS DISCLAIMER :

PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixture, fittings or services, and so does not verify they are in working order, fit for their purpose, or within ownership of the sellers, therefore the buyer must assume the information given is incorrect. Neither has the Agent checked the legal documentation to verify legal status of the property or the validity of any guarantee. A buyer must assume the information is incorrect, until it has been verified by their own solicitors."

The measurements supplied are for general guidance, and as such must be considered as incorrect. A buyer is advised to re-check the measurements themselves before committing themselves to any expense."

Nothing concerning the type of construction or the condition of the structure is to be implied from the photograph of the property.

The sales particulars may change in the course of time, and any interested party is advised to make final inspection of the property prior to exchange of contracts.

MISREPRESENTATION ACT 1967

These details are prepared as a general guide only, and should not be relied upon as a basis to enter into a legal contract, or to commit expenditure. An interested party should consult their own surveyor, solicitor or other professionals before committing themselves to any expenditure or other legal commitments.

If any interested party wishes to rely upon any information from the agent, then a request should be made and specific written confirmation can be provided. The Agent will not be responsible for any verbal statement made by any member of staff, as only a specific written confirmation should be relied upon. The Agent will not be responsible for any loss other than when specific written confirmation has been requested.



Floor Plans



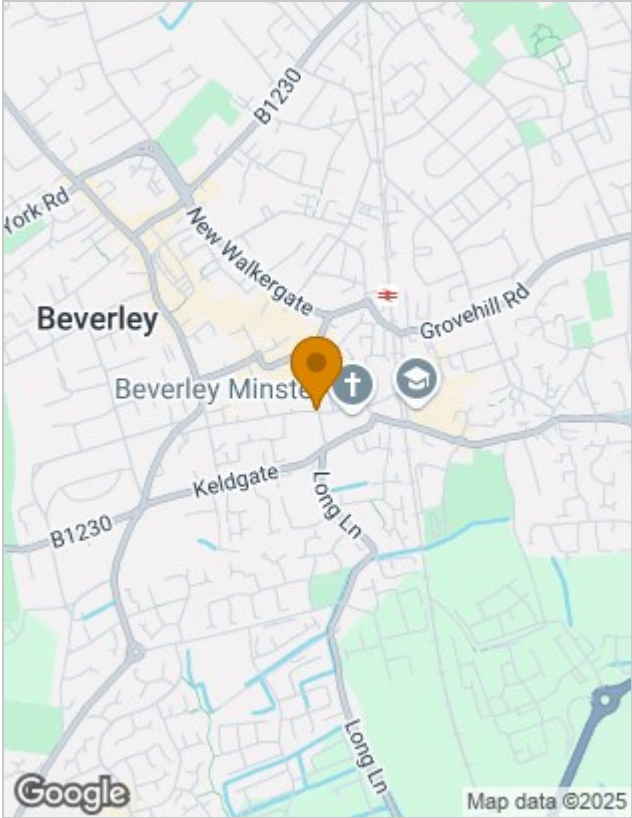
Viewing

Please contact our Beverley Office on 01482 866304 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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Location Map



Energy Performance Graph

