



**QUICK & CLARKE**  
The Property Specialists

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**14 Minster Moorgate, Beverley HU17 8HR**  
**£349,950**



- Stylish, modernised and updated
- 2 bedrooms, 2 bathrooms
- Brand new kitchen and bathroom
- Town centre living
- Well-proportioned accommodation
- Arranged over three floors
- Easy to maintain garden
- Council tax band C
- EPC rating D

In a stunning position adjacent to the magnificent Beverley Minster and within the centre of bustling Beverley, this fabulous period townhouse has been lovingly modernised and updated.

Having the benefit of a ground floor shower room and a newly fitted first floor bathroom, the property offers flexibility of living space with two reception rooms and a brand new, highly specified, fitted kitchen. Easy to maintain with an attractive and established courtyard garden, viewing is highly recommended.

#### LOCATION

The property is located on historic Minster Moorgate opposite its junction with St. John Street and adjacent to Beverley Minster. This fabulous position offers easy access to all of the amenities of Beverley.

#### THE ACCOMMODATION COMPRISES

#### GROUND FLOOR

##### ENTRANCE HALL

Timber front door with glass panels above, inset matwell, herringbone flooring and stairs to the first floor accommodation.

##### LIVING ROOM

11'9 x 11'1 (3.58m x 3.38m)

Positioned to the front of the property with sash window with shutters overlooking the front of Beverley Minster. Cast iron Victorian fireplace and wide archway through to the sitting room.

##### SITTING ROOM

11'8 x 11'4 (3.56m x 3.45m)

Offering flexibility of use and with an ornate stove (untested) set in a cast iron fireplace with Indian slate hearth. A wide archway leads through to the kitchen.

##### KITCHEN

13'9 x 6'5 (4.19m x 1.96m)

A brand new and modern fitted kitchen with wall and base storage units with quartz worksurfaces, inset Belfast sink with hot water tap, AEG induction hob with extractor over. Integrated double oven, fridge, freezer, washing machine and tumble dryer. Breakfast area with large rooflight over and French doors leading out onto the rear garden.

##### SHOWER ROOM

4'11 x 6'10 (1.50m x 2.08m)

Double sized tiled shower enclosure, vanity wash basin and close coupled WC, heated towel rail and window to the rear elevation.

##### FIRST FLOOR LANDING

Stairs to the second floor accommodation.

##### BEDROOM 1

14'9 x 12'1 (4.50m x 3.68m)

Window to the front elevation, decorative cast iron fireplace with shelves to one side in the alcove and built-in wardrobe.

##### BATHROOM

11'4 x 9' (3.45m x 2.74m)

Freestanding roll-top bath, vanity unit with counter top wash basin and close coupled WC, herringbone floor and cupboard housing the boiler.

#### SECOND FLOOR

##### BEDROOM 2

18'8 x 13'5 (5.69m x 4.09m)

A large bedroom with window to the front elevation.

##### OUTSIDE

The rear garden is compact and easy to maintain with mature planting and offers views of Beverley Minster.

##### 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 - BEVERLEY

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](mailto: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.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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