





The Property Specialists

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42 St Matthews Court, Minster Moorgate, Beverley HU17
Guide Price £500,000

- Spacious modern home.
- Approximately 1,300 square feet.
- Close to Beverley town centre.
- Four double bedrooms.
- Two reception rooms.
- Generous garden plot.
- Garage and driveway.
- Good school catchment areas.
- Council Tax Band: E
- EPC Rating: C

A spacious, modern detached family home which extends to almost 1,300 square feet and is located in an outstanding position on a quiet cul-de-sac that has excellent access to the centre of the historic market town of Beverley and offers four good sized bedrooms with two reception rooms, well appointed kitchen, delightful plot and attached garage with off street parking.

The property is available with no onward chain and is presented in extremely good order and is a rare opportunity to acquire a modern house within reach of the town centre and the wonderful extent and facilities available therein.

LOCATION

The popular and highly regarded historic town of Beverley in East Yorkshire boasts an excellent range of local amenities and an extensive range of shops including many high street chains, numerous Public Houses and restaurants. There are also numerous landmarks including Beverley Minster and the open countryside of Westwood Pasture. The town is ideally placed for access to the surrounding areas including Hull, York, the M62 motorway as well as the coast.

THE ACCOMMODATION COMPRISES

GROUND FLOOR

ENTRANCE HALL

Return staircase to first floor with under stairs storage cupboard. Timber effect flooring and radiator.

CLOAKROOM

Low level w.c. with wash hand basin, timber effect flooring, PVCu sealed unit double glazed window and towel radiator.

LIVING ROOM

20'0" x 11'9" (6.10m x 3.58m)
Ornamental fireplace of polished stone construction, PVCu sealed unit double glazed windows to two elevations, patio doors to rear garden and two radiators.

DINING ROOM

11'9" x 9'3" (3.58m x 2.82m)
Timber effect flooring with PVCu sealed unit double glazed box bay window and radiator.

KITCHEN

16'6" x 7'9" (5.03m x 2.36m)
A particularly well appointed kitchen with cream profile fronted units having stone effect worktop, incorporating pull-out pan/crockery drawers and larder unit, electric double oven with hob and extractor, warming drawer, plumbing for automatic washing machine, space for fridge freezer, integrated dishwasher, single drainer sink unit, PVCu sealed unit double glazed window, Karndean floor, radiator and door to outside. Ideal central heating and hot water boiler (installed May 2025).

FIRST FLOOR

LANDING

Built-in airing cupboard housing hot water cylinder with electric immersion heater and PVCu sealed unit double glazed window.

BEDROOM 1

13'0" x 11'8" (3.96m x 3.56m)
Fitted wardrobes, PVCu sealed unit double glazed window and radiator.

EN SUITE

4'10" x 8'4" (1.47m x 2.54m)
Showering cubicle, vanity wash basin with cupboards below and low level w.c. with concealed cistern. PVCu sealed unit double glazed window and chrome towel radiator.

BEDROOM 2

11'8" x 8'6" (3.56m x 2.59m)
PVCu sealed unit double glazed window and radiator.

BEDROOM 3

13'10" x 8'0" (4.22m x 2.44m)
PVCu sealed unit double glazed window and radiator.

BEDROOM 4

11'9" x 7'10" (3.58m x 2.39m)
PVCu sealed unit double glazed window and radiator.

BATHROOM

8'4" x 4'10" (2.54m x 1.47m)
Panelled bath with shower attachments over, pedestal hand wash basin and low level w.c. Tiled floor and walls. PVCu sealed unit double glazed window and radiator.

OUTSIDE

To the front of the property is a small gravelled forecourt with planting and a side paved and gravel driveway.

There is also a further vehicular access to the side of the property which then leads to the corner plot garden with lawns to two sides as well as raised vegetable beds and paved seating area.

The rear garden benefits from a southerly aspect.

GARAGE

17'0" x 8'3" (5.18m x 2.51m)
Up and over door, rear personal access door, light and power laid on.

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 PVCu 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

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



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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