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**Limb**  
MOVING HOME



*45 Eastgate, Beverley, East Yorkshire, HU17 0DR*

- 📍 Delightful Townhouse
- 📍 Superb Minster Views
- 📍 3 Beds/3 Baths
- 📍 Council Tax Band = E

- 📍 Garage + Driveway
- 📍 Wonderful Location
- 📍 Viewing A Must
- 📍 Freehold/EPC = C

**£385,000**



## INTRODUCTION

Enjoying a wonderful location close to Beverley town centre and with fabulous minster views is this delightful 3 storey townhouse complete with driveway and garage. Part of an eye catching development situated between Beverley Minster and Wednesday Market, the property provides an attractive range of accommodation as depicted on the attached floorplan. Features include an entrance hallway, downstairs shower/cloaks room and dining kitchen. There is a stunning first floor lounge with views of the Minster to the front and the three bedrooms are spread across first and second floor levels. There is a courtyard style garden to the rear and driveway provides parking in addition to the integral single garage, a combination which is rare, this close to Beverley town centre.



## LOCATION

The location is particularly appealing, located between Beverley Minster and Wednesday Market. A short level walk leads to the town centre or nearby railway station. Beverley itself regularly features as one of the most desirable places to live in the country and is a historic market town with excellent range of facilities together with a renowned Beverley Minster, the open pasture land of the Westwood and its own race course. Beverley also has a theatre, cinema and a private golf club within the Westwood. The retail offering includes multiple national brands together with numerous independent traders, many of which are clustered around the beautiful North Bar within Georgian district, Saturday Market, Wednesday Market and the modern Flemingate shopping centre.



Kingston upon Hull - 11 miles  
York - 31 miles  
Leeds - 57 miles  
Junction 38 M62 motorway - 13 miles

## ACCOMMODATION

Residential entrance door to;

### ENTRANCE HALL

With staircase leading up to the first floor. A useful internal door through to the garage.

### DOWNSTAIRS CLOAKS/SOWER ROOM

With suite comprising low level W.C., wash hand basin and shower cubicle.

## DINING KITCHEN

18'7" x 10'3" approx (5.66m x 3.12m approx)

This spacious room runs the full width of the property and has windows to the front providing views towards the Minster and a door leading out to Eastgate. There is a range of fitted base and wall mounted units with roll top work surfaces and an integrated Neff oven, microwave, hob, hood and fridge freezer.



## KITCHEN AREA



## *GARAGE*

18'3" x 9'6" approx (5.56m x 2.90m approx)

With up and over entry door, personnel door into the hallway, wall mounted gas fired central heating boiler.



## *FIRST FLOOR*

### *LANDING*

Giving access to bedroom 1 with en-suite and living room, further stairs leading to the second floor.



## LIVING ROOM

18'8" x 16'6" approx (5.69m x 5.03m approx)  
Plus bay window to front elevation and an amazing view towards Beverley Minster. There is a further arched window to the front elevation. A brick chimney breast houses a "living flame" gas fire.



## VIEW



## BEDROOM 1

12'9" x 9'8" approx (3.89m x 2.95m approx)  
Up to built in wardrobes to one wall, window to rear elevation.



## EN-SUITE SHOWER ROOM

A stylish en-suite comprising a low level W.C., wash hand basin with cabinet and a "walk in" shower area, tiled walls and floor, heated towel rail.



## SECOND FLOOR

### LANDING

## BEDROOM 2

18'8" x 11'7" approx (5.69m x 3.53m approx)  
Plus bay window to front elevation with an amazing view towards the Beverley Minster. Fitted wardrobing.



## BEDROOM 3

12'9" x 9'9" approx (3.89m x 2.97m approx)  
Window to rear elevation, storage cupboard off.





## SHOWER ROOM

7'9" x 8'7" approx (2.36m x 2.62m approx)  
With large shower enclosure, pedestal wash hand basin, low level W.C., tiled walls and floor.



## OUTSIDE

There is a wrought iron railing and gate to Eastgate. To the rear lies a courtyard style block set garden, softened by planting and a driveway provides parking and access to the garage.



## TENURE

Freehold

## COUNCIL TAX BAND

From a verbal enquiry we are led to believe that the Council Tax band for this property is Band E. We would recommend a purchaser make their own enquiries to verify this.

## FIXTURES & FITTINGS

Fixtures and fittings other than those specified in this brochure, such as carpets, curtains and light fittings, may be available subject to separate negotiation. If there are any points of particular importance to you, please contact the office and we will be pleased to check the information for you.

## VIEWING

Strictly by appointment through the agent. Brough Office 01482 669982.



## AGENTS NOTE

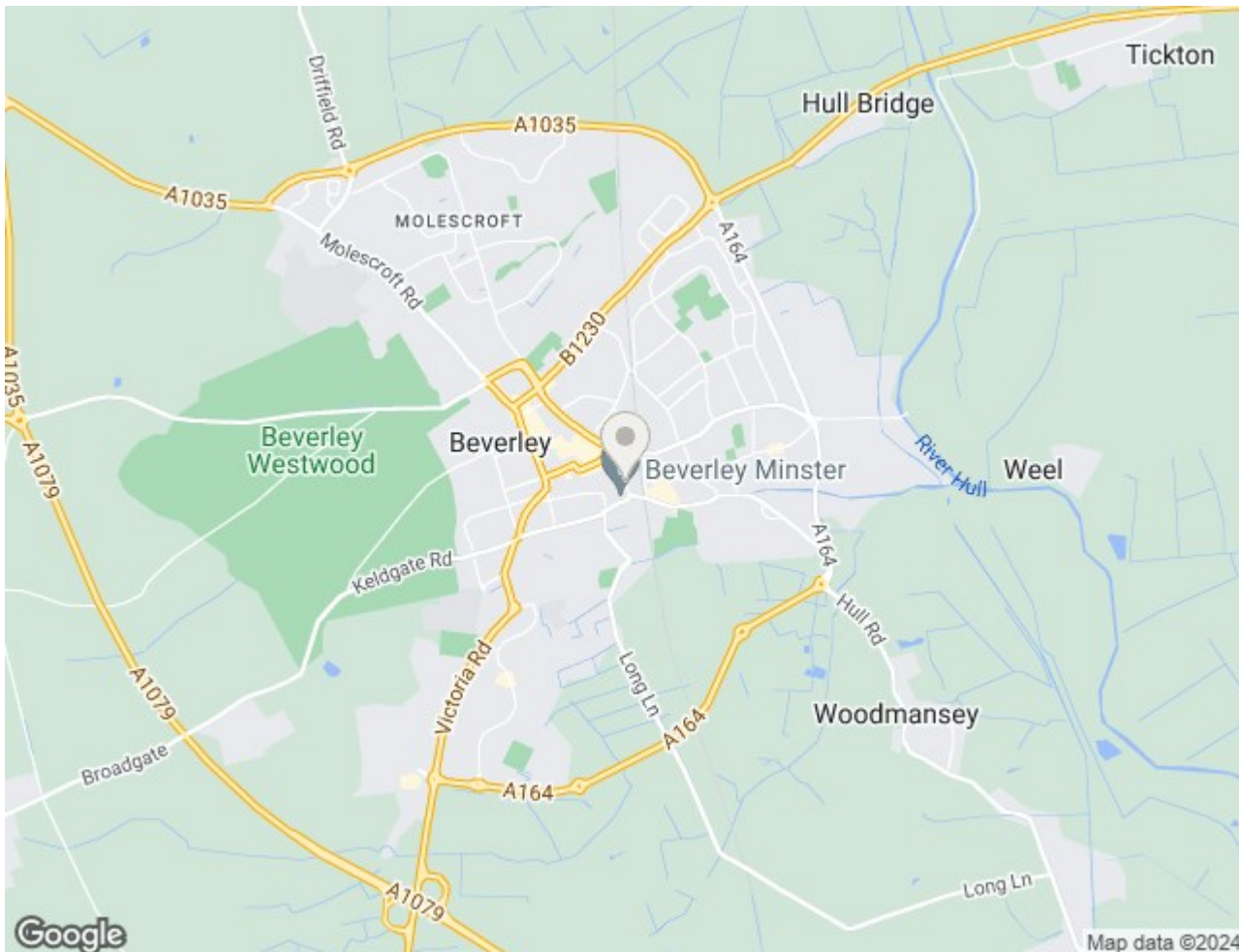
For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements provided are approximate and for guidance purposes only. Floor plans are included as a service to our customers and are intended as a GUIDE TO LAYOUT only. NOT TO SCALE. Matthew Limb Estate Agents Ltd for themselves and for the vendors or lessors of this property whose agents they are give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct and any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of Matthew Limb Estate Agents Ltd has any authority to make or give any representation or warranty whatever in relation to this property. 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, particularly if you contemplate travelling some distance to view the property.

## PHOTOGRAPH DISCLAIMER

In order to capture the features of a particular room we will mostly use wide angle lens photography. This will sometimes distort the image slightly and also has the potential to make a room look larger. Please therefore refer also to the room measurements detailed within this brochure.

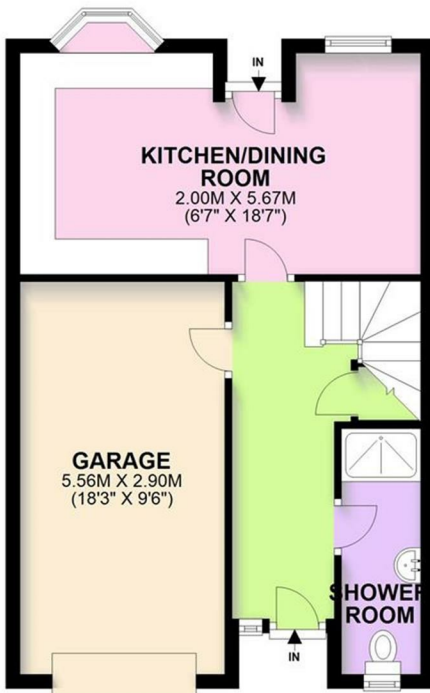
## VALUATION SERVICE

If you have a property to sell we would be delighted to provide a free/no obligation valuation and marketing advice. Call us now on 01482 669982.



### GROUND FLOOR

APPROX. 47.9 SQ. METRES (515.2 SQ. FEET)



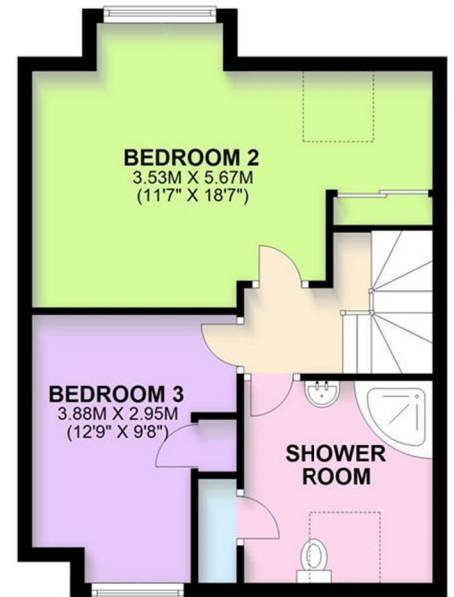
### FIRST FLOOR

APPROX. 50.8 SQ. METRES (546.7 SQ. FEET)



### SECOND FLOOR

APPROX. 42.3 SQ. METRES (454.9 SQ. FEET)



TOTAL AREA: APPROX. 140.9 SQ. METRES (1516.7 SQ. FEET)

**45 EASTGATE**



