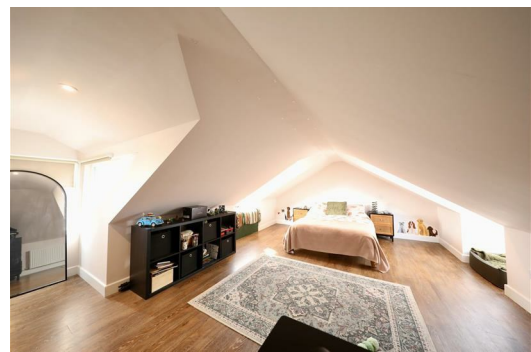
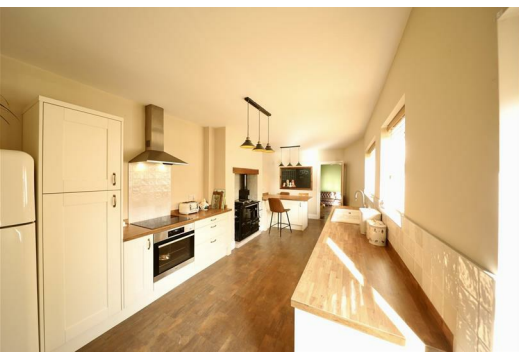




SYMONDS + GREENHAM

Estate and Letting Agents



16 Eastgate, Beverley, HU17 0DT

Offers over £490,000

This exquisite four-bedroom townhouse has been meticulously refurbished to an exceptional standard, combining timeless character with contemporary elegance. Ideally situated near Wednesday Market, this beautifully presented home offers a seamless blend of period charm and modern sophistication. Step inside to find an inviting entrance hall leading to a spacious lounge, a formal dining room, and a stylish breakfast kitchen, complemented by a convenient utility room and a sleek shower room. Upstairs, four generously sized bedrooms over two floors provide ample space for family living, while a charming bathroom adds to the home's appeal. Outside, the stunning south west facing gardens create a serene retreat, making this an irresistible home in a sought-after location.

GROUND FLOOR

ENTRANCE HALL

A welcoming entrance hall featuring an attractive entrance door, staircase leading to the first floor, radiator, elegant wood flooring, a large window on the half landing, and decorative corbels adorning the ceiling.

LOUNGE

14'9 x 13'1 (4.50m x 3.99m)

A beautifully appointed lounge with a front-facing window fitted with stylish shutters, an inset fireplace housing a gas log burner, a radiator, wood grain effect flooring, and a corniced ceiling.

DINING ROOM

14'6 x 11'2 (4.42m x 3.40m)

A bright and spacious dining room with patio doors opening to the rear garden, an inset cast iron gas fire with an elegant wooden surround, wood grain effect flooring, and a classic corniced ceiling.

BREAKFAST KITCHEN

22'1 x 9'8 (6.73m x 2.95m)

A superbly designed kitchen fitted with an extensive range of high-quality wall and base units, incorporating an inset sink unit with a Quooker tap, a breakfast bar, an electric hob and oven with extractor hood, and an impressive Raven Range cooker. A striking vertical radiator enhances the space. Two side-facing windows provide ample natural light, and a door leads to the side garden.

UTILITY ROOM

7'5 x 7'4 (2.26m x 2.24m)

Fitted with base units, plumbing for a washing machine, and access to the shower room.

SHOWER ROOM

A contemporary shower room featuring a double-glazed window to the side aspect, a sleek shower enclosure, a vanity wash hand basin, a WC, a heated towel rail, and stylish tiling to the walls and floor.

FIRST FLOOR

A stunning arched picture window overlooking the garden adds a touch of grandeur, complemented by a striking curved wall and a radiator.

LANDING

A stunning arched picture window overlooking the garden adds a touch of grandeur, complemented by a striking curved wall and a radiator.

BEDROOM ONE

12'0 x 14'4 (3.66m x 4.37m)

A spacious principal bedroom with a rear-facing window, a radiator, and steps leading to the dressing room/study.

DRESSING ROOM/STUDY

13'6" x 10'10 (4.11m x 3.30m)

A versatile space with a side-facing window, a radiator, and a door leading to the bathroom.

BATHROOM

A charming bathroom featuring a beautiful roll-top bath with clawed feet, a high-cistern WC, a sink unit, a heated towel rail,

a cupboard housing the gas central heating boiler, a tiled floor, part-tiled walls, a corniced ceiling, and a window to the side elevation.

BEDROOM TWO

13'0 x 11'1 (3.96m x 3.38m)

A delightful second bedroom with a front-facing window fitted with wooden shutters and a radiator.

BEDROOM THREE

10' 2" x 9'3 (3.05m 0.61m x 2.82m)

A bright bedroom with a front-facing window, wooden shutters, a radiator, and stairs leading to Bedroom Four.

SECOND FLOOR

BEDROOM FOUR

16'4 x 16'1 (4.98m x 4.90m)

A spacious and characterful attic bedroom featuring two skylight windows to the rear, an additional skylight window to the front, a radiator, and loft access.

OUTSIDE

The front of the property abuts the street, with a wooden door providing access to a shared side passageway leading to private rear gardens for both properties.

REAR GARDEN

A beautifully enclosed south west facing walled garden featuring a paved patio area near the house, followed by a block-paved section, artificial lawn, gravel borders and a summer house all accessed through an ornate wrought iron gate.

CENTRAL HEATING

The property has the benefit of gas central heating (not tested).

DOUBLE GLAZING

The property has the benefit of double glazing.

TENURE

Symonds + Greenham have been informed that this property is Freehold

If you require more information on the tenure of this property please contact the office on 01482 444200.

COUNCIL TAX BAND

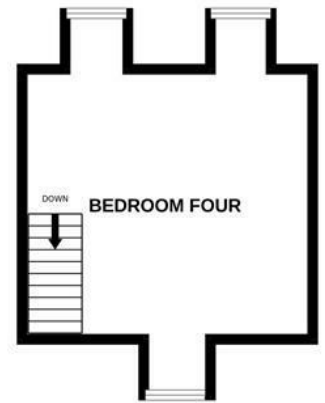
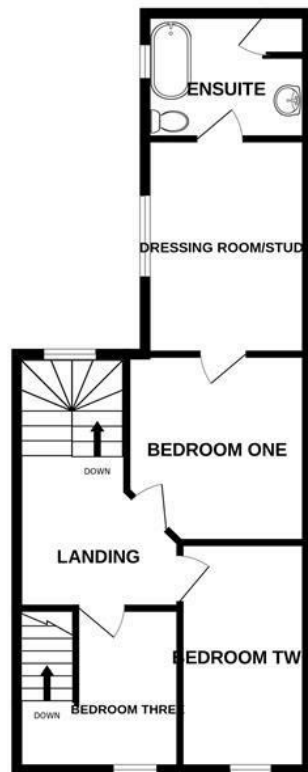
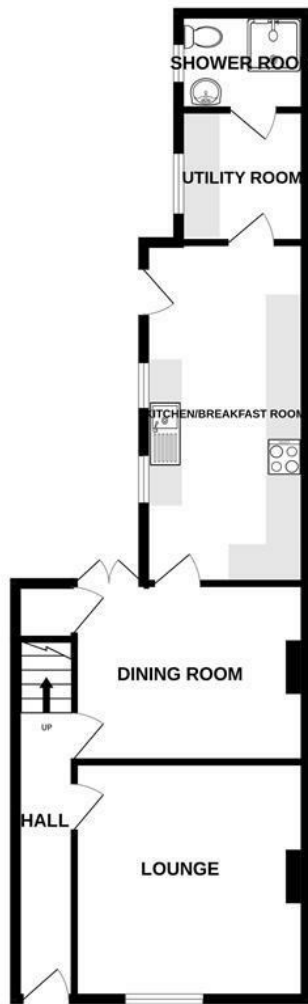
Symonds + Greenham have been informed that this property is in Council Tax Band D

VIEWINGS

Please contact Symonds + Greenham on 01482 444200 to arrange a viewing on this property.

DISCLAIMER

Symonds + Greenham do their utmost to ensure all the details advertised are correct however any viewer or potential buyer are advised to conduct their own survey prior to making an offer.



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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		73	82
EU Directive 2002/91/EC			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales			
EU Directive 2002/91/EC			

