



**18 Minster Moorgate**  
**Beverley, Yorkshire HU17 8HR**  
**Offers over £180,000**

**WP** WOOLLEY  
& PARKS

\*\*\* RECENTLY REFURBISHED WITH OFF STREET PARKING \*\*\*

\*\* VIRTUAL TOUR AVAILABLE \*\*

This two bedroom end - terrace home has been recently updated and improved by the current owners and is now being offered with no onward chain! Situated within an extremely premium location and enjoying views of the beautiful Beverley Minster, this property would make a brilliant first time home or equally presents a fantastic investment opportunity! Internal accommodation itself briefly comprises lounge, kitchen / breakfast room, utility area and bathroom to ground floor. The first floor boasts two bedrooms. Externally there is a rear courtyard garden and a parking space to the rear. Early viewing comes highly recommended!



**Lounge** 11'11 x 11'7 (3.63m x 3.53m)

With double glazed external door and window to front elevation, cast iron open fireplace with quarry tiled hearth, television point, built in storage, radiator and laminate flooring.

**Kitchen / Breakfast Room**

9'11 x 11'8 (3.02m x 3.56m)

A brilliant fitted kitchen with a range of wall and base units, roll top work surfaces, new single electric oven, four ring gas hob, tiled splash backs, one and a half bowl stainless steel sink, radiator, laminate flooring and double glazed window to rear elevation.

**Utility Area** 5'5 x 5'5 (1.65m x 1.65m)

With double glazed window and external door to side elevation, wall and base units, roll top work surface, plumbing for free standing appliances, mains gas boiler and laminate flooring.

**Bathroom** 8'0 x 5'4 (2.44m x 1.63m)

A newly updated bathroom with P shaped bath and mains shower over, vanity style wash basin with incorporated WC, partially wet boarded walls, heated towel rail, vinyl flooring and double glazed window to side elevation.

**First Floor Landing**

With fitted carpet.

**Bedroom One** 12'0 x 11'7 (3.66m x 3.53m)

A generous bedroom with double glazed window to front elevation, radiator and fitted carpet.

**Bedroom Two** 9'11 x 8'11 (3.02m x 2.72m)

With built in wardrobe, further built in storage cupboard, double glazed window to rear elevation, radiator and fitted carpet.

**External**

Externally the property benefits from a low maintenance rear courtyard garden.

**Parking**

The property benefits from having one off street parking space to the rear of the garden.

**Services**

Mains Gas Central Heating.

Mains Drainage.

**Agents Note**

To date these details have not been approved by the vendor and should not be relied upon. Please confirm before viewing.

**Disclaimer**

These particulars are produced in good faith, are set out as a general guide only and do not constitute, nor constitute any part of an offer or a contract. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. Any intending purchaser should satisfy him/herself by inspection of the property or otherwise as to the correctness of each of the statements prior to making an offer. No person in the employment of Woolley & Parks Ltd has any authority to make or give any representation or warranty whatsoever in relation to this property.

**Laser Tape Clause**

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All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

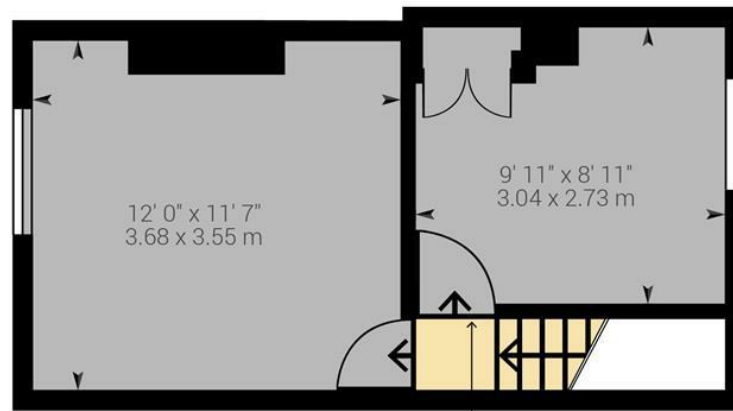
**New Viewing Protocols**

In light of Government guidance regarding Coronavirus - new restrictions are in place and must be adhered to should you wish to view this property. These include completing an online health declaration form, limiting viewings to two people

and for 15 minutes maximum. Viewers should also wear their own gloves as a minimum and other PPE as required. Further guidance will be given by our team.

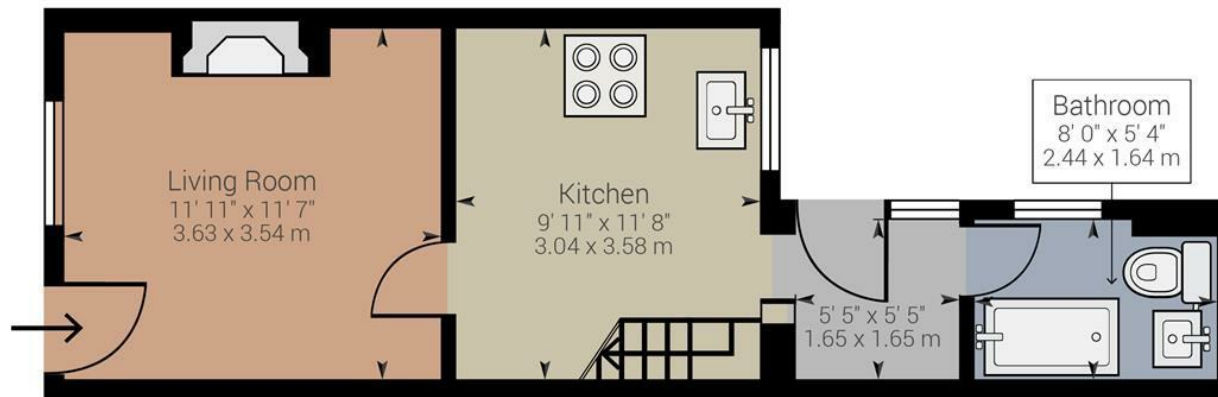






1st Floor

Landing



Ground Floor

Approximate net internal area: 563.33 ft<sup>2</sup> / 52.34 m<sup>2</sup>

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purpose only and should be used as such by any prospective tenant or purchaser.

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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Very energy efficient - lower running costs	Least	Very environmentally friendly - lower CO <sub>2</sub> emissions	Least
92-100 A		10-15 A	
81-91 B		16-20 B	
69-80 C		21-25 C	
55-68 D		26-30 D	
40-54 E		31-35 E	
21-39 F		36-40 F	
1-20 G		41-45 G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC