

linkagency

4 Bedroom House - Terraced for Sale

Offers Over £400,000

31 Eastgate, Beverley, HU17 0DR



KEY FEATURES

- ATTRACTIVE, SPACIOUS, 4 BED, 3 STOREY TOWN HOUSE, CLOSE TO MINSTER
- SOUGHT-AFTER LOCATION: MULTIPLE AMENITIES CLOSE - BY
- PRIVATE COURTYARD GARDEN AND PARKING
- MINSTER VIEWS
- 3 BATH / SHOWER ROOMS
- VERSATILE ACCOMMODATION : MULTI-GENERATION LIVING POTENTIAL
- 2 RECEPTION ROOMS
- OPEN PLAN DINING KITCHEN
- TASTEFULLY PRESENTED AND VERY WELL-MAINTAINED
- TRAIN STATION WITHIN A 6 MINUTE WALK

HEAD OFFICE

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LOCATION

This is a quiet, friendly, and highly regarded, Beverley location; the house is ideally placed for access to local amenities and extensive commuter routes.

Located between the Minster and the the area known as Wednesday Market, it is a short level walk to the heart of Beverley (for shops, banks, cafes, restaurants, Art gallery, Library, Theatre and Markets and more) and within easy reach of the beautiful Westwood Pastures and golf course.

The railway and bus stations, cinema, East Riding College and Flemingate can be easily reached by foot.

The property lies within the top local schools' catchment area and is a short commute by car to Hull and the University.

The are good road links to York, Leeds, the coast, M62 and Humber Bridge to Lincolnshire. Rail routes include country wide connections and direct trains to London and buses go to York, Hull, and across East Yorkshire.



GENERAL DESCRIPTION

This spacious, very-well-maintained town house offers versatile living accommodation over three floors. The front of the house is approached from an attractive forecourt garden; a solid wood front door opens to the spacious entrance hallway leading to a study / reception room, a double bedroom and a shower room with WC . The integral garage is currently used as a Utility space with fitted base and eye level units, space for a washer, as well as extra room for gym equipment et cetera . On the first floor is a spacious, light-filled, open plan modern kitchen dining room with integrated appliances and ample room for a dining table and chairs ; the spacious main reception / sitting room features a bay window from which the fabulous Beverley Minster can be viewed ; there is also a feature stained glass window.

The second floor includes: a principal bedroom with floor to ceiling fitted wardrobes and a contemporary ensuite shower room; a second double bedroom; third single bedroom and a large, contemporary family bathroom with an over-bath shower.

The gated attractive rear courtyard garden includes parking for one vehicle.



ENTRANCE HALLWAY

15'10" x 8'11"

Laminate wood floor - Under-stairs storage cupboard - Radiator

GROUND FLOOR SHOWER ROOM WITH WC

9'6" x 3'9"

Low flush WC - Sink on vanity unit - Built-in shower with sliding glass doors - Extractor fan - White ladder-style towel radiator - Extra radiator - Amtico flooring



GROUND FLOOR STUDY / RECEPTION

10'4" x 8'11"

Currently used as a home office and art room - Wood laminate flooring - Double glazed windows and door - Access to the rear courtyard garden

GROUND FLOOR BEDROOM 4

10'7" x 9'3"

Ground floor small double size room - Fitted carpet - Radiator - Ideal as a second study / home office



INTEGRAL GARAGE/UTILITY

18'5" x 8'11"

Fitted base and eye level units - Space and plumbing for washing machine - Fitted stainless steel, single drainer sink - Monochrome mixer tap - Gas and electricity meters - Consumer unit - Double glazed UPVC doors leading to the courtyard garden and block paved parking area for one vehicle - *This space can be changed back to a full garage if required - Fully serviced Worcester Bosch boiler

STAIRS TO FIRST FLOOR

Fitted carpet - Wood balustrades

RECEPTION ROOM

18'7" x 15'2"

Comfortable large dual aspect room which makes the most of the light and sun - Modern gas fire - Double glazed bay windows - LED recessed down-lights - Stained-glass feature window - Minster views

OPEN PLAN KITCHEN/DINING ROOM

18'7" x 13'8"

Spacious open plan kitchen dining room - Flooded with natural light through 2 windows, thus makes an inviting hub
Fitted kitchen : Range of base and eye level units - Laminate worktops - Breakfast bar - Integral Liebherr fridge and freezer - Under counter Bosch dish washer - Neff integrated double oven - 4 ring gas hob - 1.5 bowl stainless steel single drainer sink with monochrome mixer tap
Dining area: Rhino laminate floor - Aspect to the rear - Ample space for a large dining table

LANDING AND STAIRS TO 2ND FLOOR

9'2" x 7'5"

Fitted carpet - Wood balustrades

BEDROOM 1 / PRINCIPAL BEDROOM

12'4" x 12'1"

Large king size bedroom - 2 double, floor to ceiling fitted wardrobes with matching bedside cabinets - Aspect to the rear - Fitted carpet - Radiator

ENSUITE

7'4" x 5'8"

Updated ensuite : Low flush W.C Sink set in fitted unit with cupboard under and at the side - Shower cubicle with Bristan shower and folding glass door - Majority tiling - Extractor fan

BEDROOM 2

11'4" x 9'6"

Double room - Built in wardrobe and drawers - Fitted carpet - Radiator - Minster view

LANDING

10'5" x 9'2"

Fitted carpet - Balustrade - Airing cupboard : Salamander shower pump, hot water tank, immersion heater. - Central heating timer

FAMILY BATHROOM

8'4" x 5'8"

A modern tiled family bathroom: Bristan shower over bath - Pedestal sink - Low flush W.C. - Laminate floor - Extra wall lights to side of sink area - Ladder style towel radiator



BEDROOM 3

10'10" x 6'11"

Built in single wardrobe - Wood effect laminate floor - Velux double glazed window - Radiator

COURTYARD GARDEN WITH PARKING

Block paved area - Raised border - Brick walls to both sides with in-set panel fencing - Large double timber gates

EXTRA DETAILS

The layout design allows for some rooms to have varied use, especially on the ground floor

The house is connected to fibre Light Stream for internet and landlines

Most rooms benefit from modern fire-safe, LED ceiling lights

Well maintained double glazed, quality, sapele hard wood windows with lockable handles

Worcester boiler (installed 2018) and gas central heating throughout

Shutters to some windows

Council tax F. EPC rating = high D

Video intercom system

JAYNE AT LINK AGENCY

When you use a Personal Agent to sell your home, your tailor-made estate agency service will include:

Your personal agent's expertise in the residential sales industry throughout Yorkshire

A personal service, tailor made for you

High quality, professional interior and exterior photography as standard

Floor plans

Listing on major websites

Regular use of social media especially Facebook and Instagram

Accompanied viewings for your buyers

An Open House event when appropriate

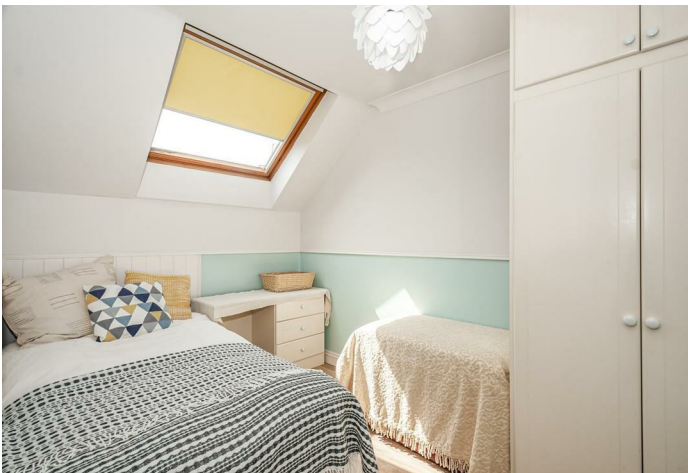
Regular contact

Thorough, attentive, sales progression once a buyer has been found

Negotiations and advice regarding future purchases / rentals of properties

A 24/7 telephone answering service

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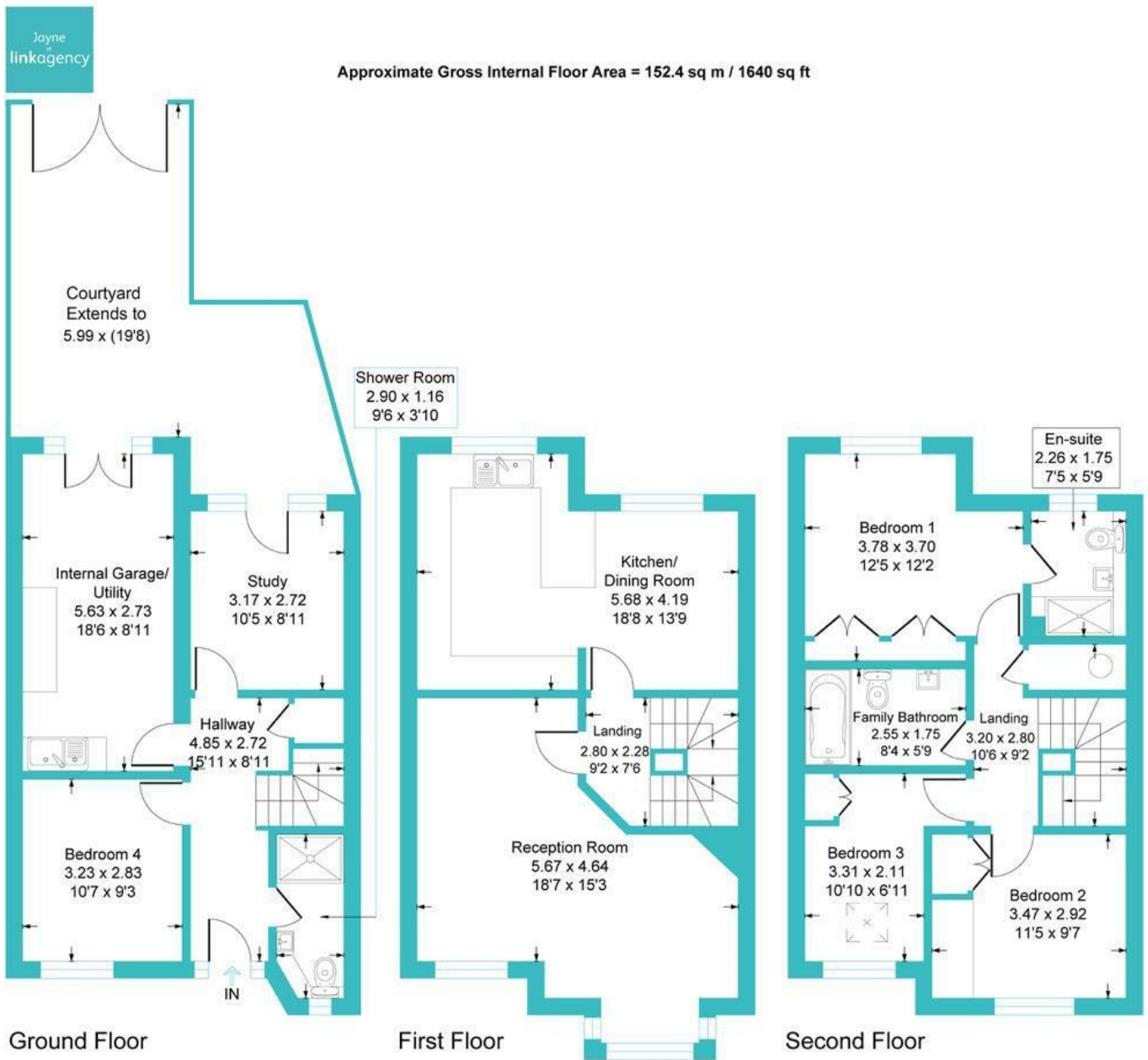


Illustration for identification purposes only, measurements are approximate, not to scale.

| 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 | 68 | 76 |
| | EU Directive 2002/91/EC | |

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