



Minster Moorgate West, Beverley HU17 8HW

welcome to

Minster Moorgate West, Beverley

Don't miss out on this double fronted family home offered at a realistic asking price and having immediate vacant possession and situated 0.4 miles from Saturday Market with 3 bedrooms and off street parking.



Offered with no forward chain this double fronted end house is situated in a lovely position being 0.4 miles from Saturday Market. The house is ideal for first time buyers or families and briefly comprises Entrance Hall, Through Lounge, Separate Dining Room, Kitchen, Lobby and Shower Room. At the first floor level are 3 Bedrooms and further Shower Room. The house also boasts established gardens with the rear affording privacy and to the front is a private drive giving off street parking. Minster Moorgate West enjoys an open aspect to the front over grassland and mature trees.

Entrance Hall

Double glazed entrance door, double glazed windows to the side aspects and radiator. Stairs to first floor.

Through Lounge

17' 4" x 11' 4" (5.28m x 3.45m)

Double glazed window to the front aspect and double glazed french doors giving access to the rear garden. Radiator, gas fire on hearth and coved ceiling.

Dining Room

10' 4" x 11' 8" into recess (3.15m x 3.56m into recess)

Double glazed window to the front aspect, wood grain effect flooring, radiator and coved ceiling.

Kitchen

15' 1" x 6' 6" (4.60m x 1.98m)

Double glazed window to the rear aspect, range of high gloss wall and base units with worksurfacing, sink, gas hob with hood over and built in oven. Gas central heating boiler, radiator, understairs storage cupboard and a glazed door to the rear lobby.

Rear Lobby

With a tiled floor, double glazed windows to the rear and side aspects and a double glazed rear entrance door.

Ground Floor Shower Room

Double glazed window to the side aspect, tiled floor, extractor fan, radiator and coved ceiling. Corner shower cubicle, vanity sink unit and a wc.

Landing

Double glazed window to the rear aspect and a radiator.

Bedroom One

11' 5" into recess x 10' 9" inc wardrobes (3.48m into recess x 3.28m inc wardrobes)

Double glazed window to the front aspect, wood grain effect flooring, radiator and built in wardrobe with cupboards over.

Bedroom Two

10' 4" plus recess x 10' 3" (3.15m plus recess x 3.12m)

Double glazed window to the front aspect, radiator, wood grain effect flooring, overstairs wardrobe plus further built in wardrobe.

Bedroom Three

8' 3" x 6' 9" (2.51m x 2.06m)

Double glazed window to the rear aspect and radiator.

Shower Room

Double glazed window to the rear aspect, tiled walls, heated towel radiator, walk-in double shower enclosure and a vanity sink unit.

Separate Wc

With a double glazed window to the rear aspect, radiator, corner vanity wash hand basin and a wc.

Outside

To the front of the property is an enclosed garden area enjoying an off-street parking space to the side elevation of the house. The south facing rear garden has a paved patio to a gravelled garden with established shrub borders, timber storage shed and to the rear of the house is an outside tap and exterior electric sockets.



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Minster Moorgate West, Beverley

- Double fronted home with off-street parking
- Open aspect to the front
- South facing rear garden
- Close to Beverley Town Centre & Beverley Minster
- Council Tax Band B

Tenure: Freehold EPC Rating: D

£260,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
BEV106254 - 0006

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directions to this property:

See below map of property location. For further information on the local area please contact the Residential Sales Team on 01482 880488.



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