

Eastgate, Beverley HU17 0DT

welcome to

Eastgate, Beverley

Don't miss out on this property. A fantastic four bedroom period property in the heart of Beverley which has just been refurbished.













Entrance Hall

With entrance door, stairs leading to the first floor, radiator, wood flooring, window to the half landing and corbels to the ceiling.

Lounge

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

With window to the front aspect with shutters, inset fireplace with gas log burner, radiator, wood grain effect flooring and cornice to the ceiling.

Dining Room

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

With patio doors to the rear, inset cast iron gas fire with wooden surround, wood grain effect flooring and cornice to ceiling.

Breakfast Kitchen

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

Comprising of a range of superb wall and base units incorporating an inset sink unit with Quooker tap, breakfast bar, electric hob and electric oven with extractor over in addition to a Raven Range cooker and feature vertical radiator. Two windows to the side elevation. Door leads to the side garden.

Utility Room

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

With base units and plumbing for an automatic washing machine and door leading to the shower room.

Shower Room

With double glazed window to the side aspect, shower, vanity wash hand basin, wc, heated towel rail and tiling to the walls and floor.

Landing

With an amazing picture arched window overlooking the garden, wonderful curved wall and radiator.

Bedroom One

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

With window to the rear elevation radiator and steps leading to the dressing room/study.

Dressing Room/Study

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

With window to the side aspect and radiator. Door to the bathroom.

Bathroom

Beautiful roll top bath with clawed feet, high cistern wc, sink unit and heated towel rail. Cupboard housing gas central heating boiler. Tiled floor, part tiled walls and cornice ceiling. Window to the side elevation.

Bedroom Two

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

With window to the front aspect with wooden shutters and radiator.

Bedroom Three

 $10'\ 2"\ x\ 9'\ 3"$ to incorporate staircase ($3.10m\ x\ 2.82m$ to incorporate staircase)

With window to the front aspect and wooden shutters, radiator and stairs leading to Bedroom Four.

Bedroom Four

 $16' 4" \times 16' 1"$ restricted head room ($4.98m \times 4.90m$ restricted head room)

With two skylight windows to the rear and one skylight window to the front aspect, radiator and access to the loft.

Outside

The front of the property abuts the street with a wooden door to a shared side passageway with the neighbouring house with both properties having their own private access to their own rear gardens.

Rear Garden

A walled garden with a paved patio close to the house beyond which is a block paved patio area, lawn and gravel borders accessed via an ornate wrought iron gate.





welcome to

Eastgate, Beverley

- A four bedroom Period style property
- · Situated in the heart of Beverley
- · Refurbished to high standard
- Two reception rooms & two bathrooms
- Walled gardens

Tenure: Freehold EPC Rating: G

offers over

£525,000

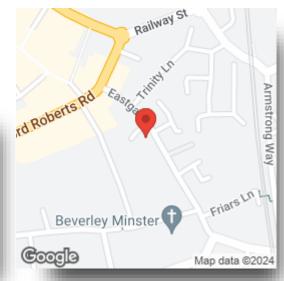
directions to this property:

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









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/BEV106755



Property Ref: BEV106755 - 0006 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.







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