



**Minster Moorgate West, Beverley, HU17 8HW**



**Welcome to**

**Minster Moorgate West, Beverley**

Offered for sale by Modern Method of Auction is this double fronted family home situated 0.4 miles from Saturday Market with 3 bedrooms and off street parking with no forward chain.





This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

## Auctioneer's Comments

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### 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, feature gas fire, 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.

## Welcome to

### Minster Moorgate West, Beverley

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Double fronted home with off-street parking
- South facing rear garden

Tenure: Freehold EPC Rating: D

guide price

# £180,000

### 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/BEV106254](http://williamhbrown.co.uk/Property/BEV106254)



Property Ref:  
BEV106254 - 0014

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