



Minster Moorgate, Beverley, HU17 8HR
£350,000

Philip
Bannister
Estate & Letting Agents

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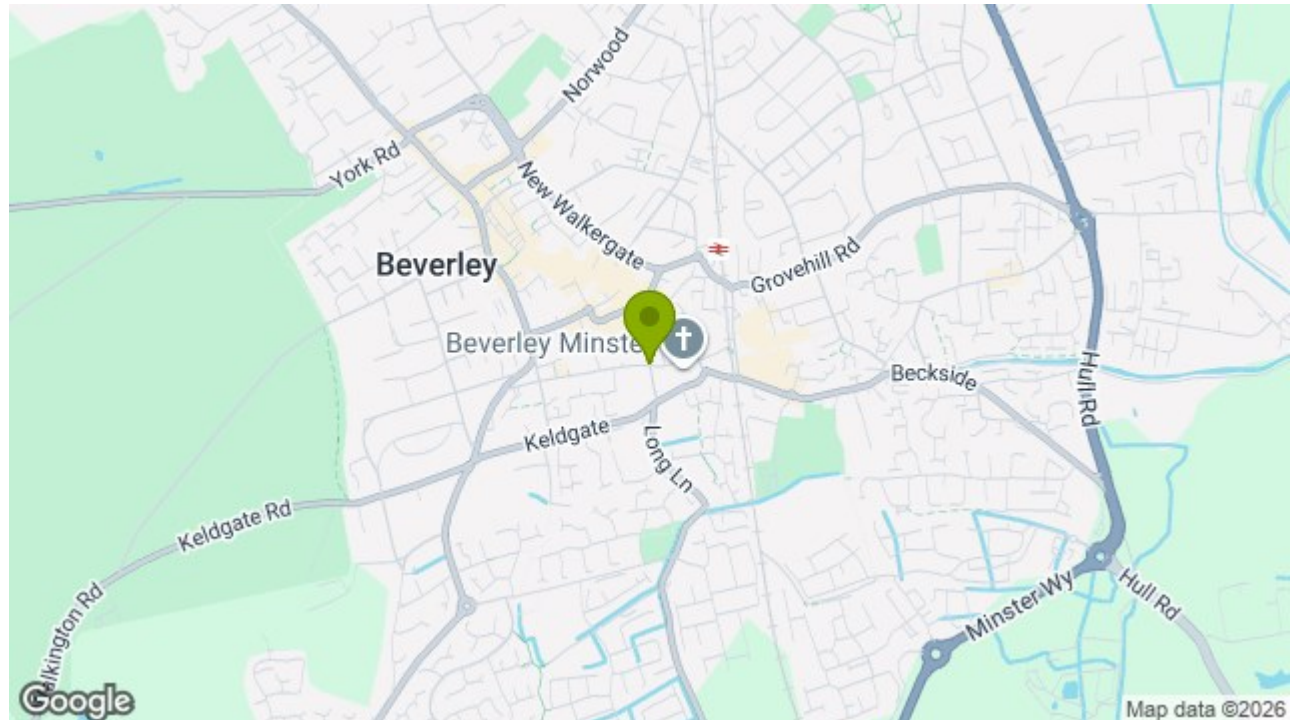
Key Features

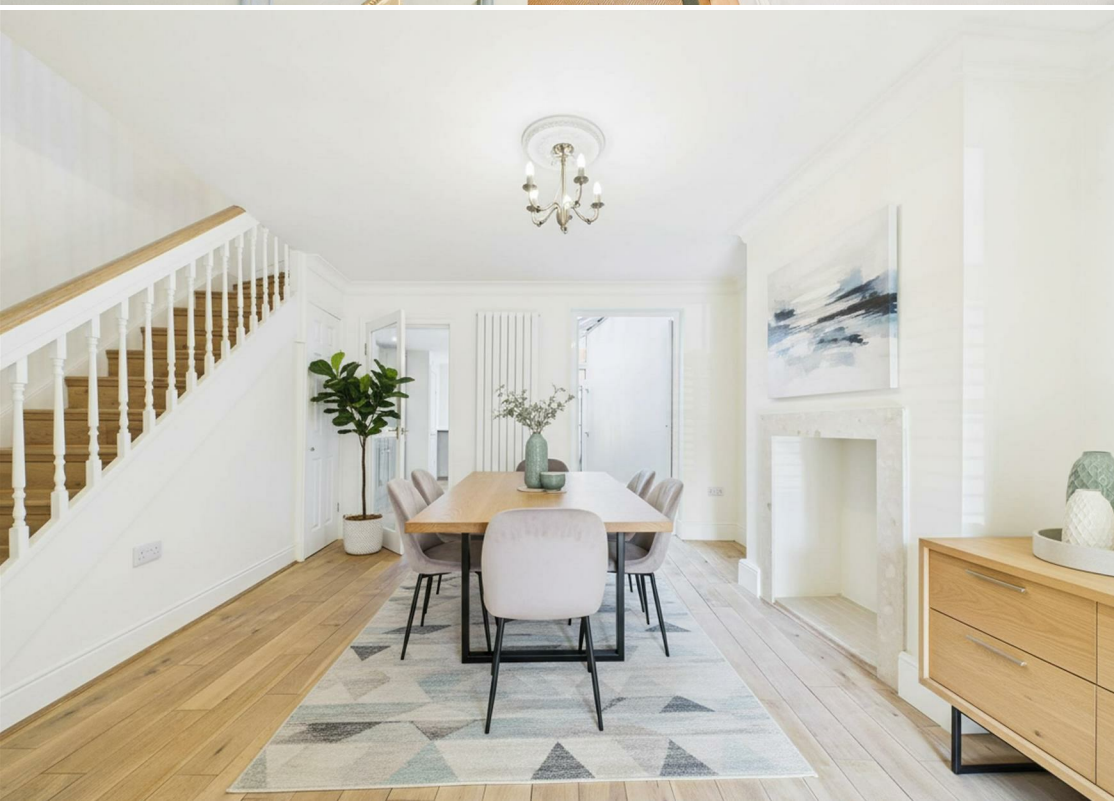
- NO CHAIN
- Beautiful Grade II Listed Home
- Sympathetically Updated Throughout
- Views Towards Beverley Minster
- 2 Double Bedrooms
- Luxurious Bathroom With Free-Standing Bath
- 2 Reception Rooms + Atrium
- Modern Breakfast Kitchen With Appliances
- Close To Beverley Centre
- EPC = C / Council Tax = C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		70	78
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

NO CHAIN - A beautiful early 1800s Grade II listed home, ideally situated close to the centre of the bustling market town of Beverley and enjoying views towards the magnificent Beverley Minster. The property has been sympathetically updated to provide a modern standard of living while carefully retaining its charming period features. Entry is via a solid timber door into a welcoming hallway which leads to a front-facing lounge with a sash window framing views towards the Minster, opening through to a formal dining room. A stylish modern breakfast kitchen has been installed with a range of integrated appliances, breakfast bar and access to a cloakroom/WC, while a versatile light-filled atrium provides an additional inviting space within the home.

To the first floor there is a spacious double bedroom with a sash window once again offering views towards the Minster, along with a luxurious bathroom fitted with a four-piece suite including a freestanding bath. The second floor provides a further large double bedroom featuring a dormer window overlooking the Minster. Outside, the property benefits from a pleasant courtyard garden to the rear, creating a private outdoor space to enjoy.





ACCOMMODATION

The property is arranged over three floors and comprises:

GROUND FLOOR

ENTRANCE HALL

Entering the property through a solid timber door, the entrance hall features oak flooring and a built-in seat, providing a convenient space to sit while putting on or removing shoes.

LOUNGE

A front facing reception room with solid Oak flooring, a feature fireplace housing a living flame gas fire and a timber sash window with shutters to the front elevation. Opening to:

DINING ROOM

With ample space for a dining table and chairs, there is a continuation of the Oak flooring, a recessed fireplace and a staircase leading to the first floor with a convenient storage cupboard beneath. Double doors lead to the atrium.

BREAKFAST KITCHEN

The newly fitted kitchen features a range of shaker style wall and base units which are mounted with contrasting worksurfaces, matching upstands and a tiled splashback. There is a ceramic sink unit with mixer tap beneath a window to the side elevation, integrated appliances include an electric oven, gas hob beneath a concealed extractor hood, fridge freezer, dishwasher and washer dryer. There is plinth lighting, fitted breakfast bar and a window to the side elevation. Double doors lead to the atrium and there is an internal door to:

CLOAKROOM/WC

Fitted with a modern two piece suite comprising WC and vanity wash basin with fixed unit. There is a wall mounted electric heater.

ATRIUM

A versatile light filled space with a glazed roof and a door leading to the rear garden.

FIRST FLOOR

LANDING

With access to the accommodation at first floor level.

BEDROOM 1

A spacious double bedroom with a timber sash window and shutters to the front elevation. This room enjoys fabulous views of Beverley Minster.

BATHROOM

A luxurious bathroom fitted with a four-piece suite comprising a WC, a freestanding bath with freestanding mixer tap, a large Burlington-style wash hand basin with splashbacks and a fitted cupboard beneath, and a spacious glazed shower enclosure with a thermostatic shower. The room features waterproof splashboarding, a heated towel rail and a built-in cupboard housing the modern boiler, with a window to the rear providing natural light.

SECOND FLOOR

BEDROOM 2

A large bedroom spanning the entire second floor of the property. There is a dormer window to the front elevation with impressive views of Beverley Minster.

OUTSIDE

The property enjoys an attractive courtyard garden

to the rear, with flagstone patio, decking and a mixture of timber fencing and walling to the perimeter. There is shared gated access with a right of way on foot over the neighbouring properties.

GENERAL INFORMATION.

SERVICES - Mains water, electricity, gas and drainage are connected to the property.

CENTRAL HEATING - The property has the benefit of a gas fired central heating system to panelled radiators.

DOUBLE GLAZING - The property has a mixture of original timber sash windows and uPVC double glazed frames.

COUNCIL TAX - From a verbal enquiry/online check we are led to believe that the Council Tax band for this property is Band C . (East Riding Of Yorkshire). We would recommend a purchaser make their own enquiries to verify this.

LISTED STATUS - We understand that the property enjoys Grade II listed status - entry number 1084027.

FIXTURES & FITTINGS - Carpets, curtains & light fittings may be purchased with the property and these will be specified upon inspection but would be subject to separate negotiation.

TENURE

We understand that the property is Freehold.

VIEWINGS.

Strictly by appointment with the sole agents.

VIRTUAL STAGING.

Certain images in this listing have been digitally enhanced or virtually staged using AI to illustrate the potential of the space. Furniture, décor, landscaping and other items shown are for visualisation purposes only and may not represent



the property's current condition. Buyers are advised to verify all features through their own inspection.

AML.

By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £45+ VAT per person will apply for these checks, and Coadjute will handle the payment for this service. These anti-money laundering checks must be completed before we can send the memorandum of sale to the solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.

MORTGAGES.

The mortgage market changes rapidly and it is vitally important you obtain the right advice regarding the best mortgage to suit your circumstances.

We are able to offer professional in-house Mortgage Advice without any obligation. A few minutes of your valuable time could save a lot of money over the period of the Mortgage.

Professional Advice will be given by Licensed Credit Brokers. Written quotations on request. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.

THINKING OF SELLING?.

We would be delighted to offer a FREE - NO OBLIGATION appraisal of your property and provide realistic advice in all aspects of the property market.

Whether your property is not yet on the market or you are experiencing difficulty selling, all appraisals will be carried out with complete confidentiality.

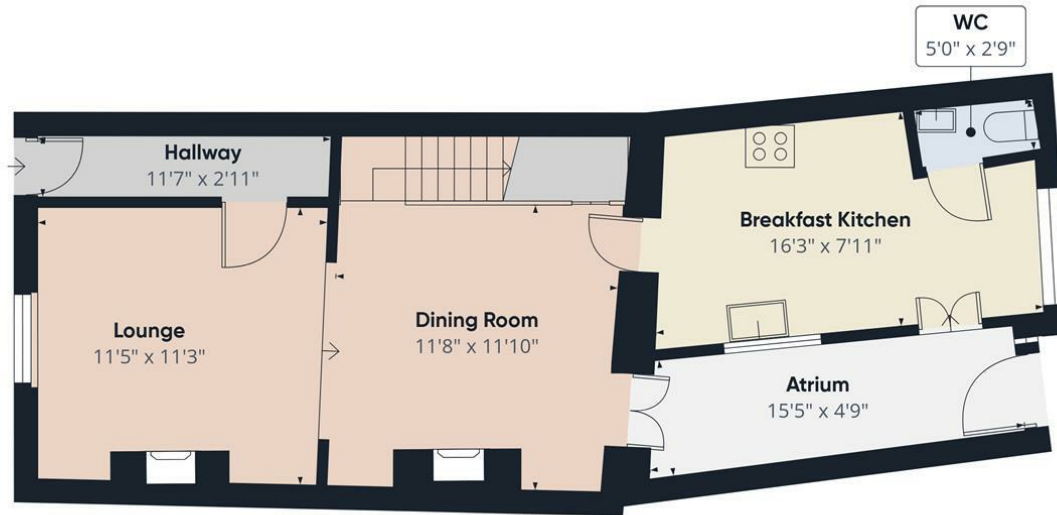
AGENT NOTES.

Philip Bannister & Co.Ltd for themselves and for the vendors or lessors of this property whose agents they are give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct and any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of Philip Bannister & Co.Ltd has any authority to make or give any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information, particularly if you contemplate travelling some distance to view the property. Philip Bannister & Co.Ltd advise they do not test fitted appliances, electrical and plumbing installation or central heating systems, nor have they undertaken any type of survey on this property. These particulars are issued on the strict understanding that all negotiations are conducted through Philip Bannister & Co.Ltd. And prospective purchasers should check on the availability of the property prior to viewing, Photograph Disclaimer - In order to capture the features of a particular room we will mostly use wide angle lens photography. This will sometimes distort the image slightly and also has

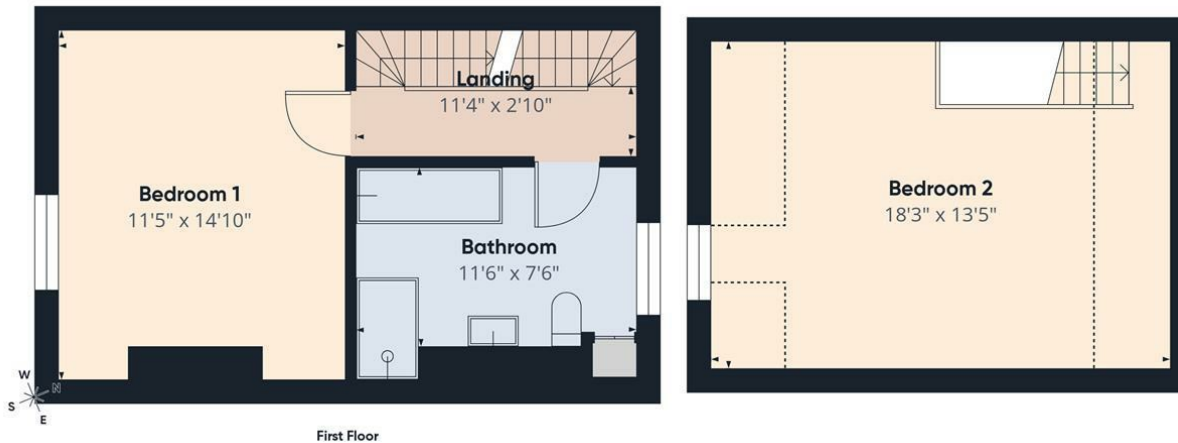
the potential to make a room look larger. Please therefore refer also to the room measurements detailed within this brochure.

In compliance with NTSTEAT Guidance on Referral Fees, the agent confirms that vendors and prospective purchasers will be offered estate agency and other allied services for which certain referral fees/commissions may be made available to the agent. Services the agent and/or a connected person may earn referral fees/commissions from Financial Services, Conveyancing and Surveys. Typical Financial Services referral fee: KC Mortgages £200: Solicitors: : Eden & Co £175 Hamers £100 Graham & Rosen Solicitors £125 Lockings Solicitors £100





Ground Floor



Approximate total area⁽¹⁾
1020 ft²

Reduced headroom
66 ft²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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