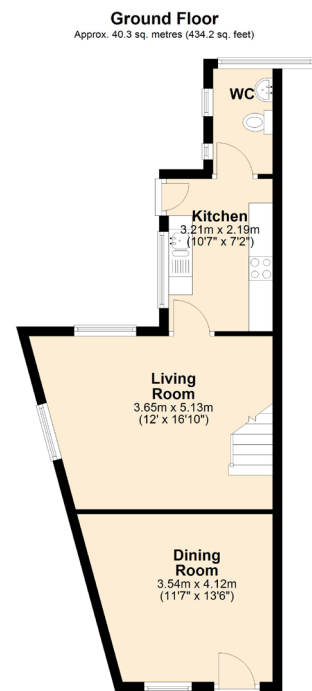
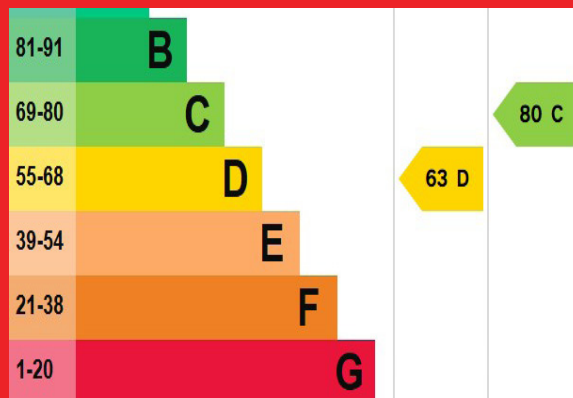
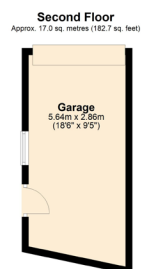
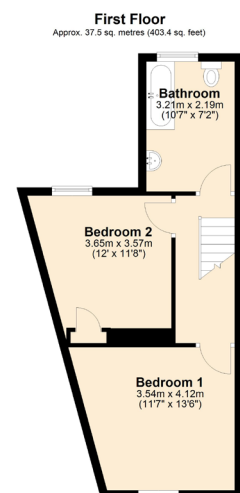




Total area: approx. 94.8 sq. metres (1020.2 sq. feet)



HEATING AND INSULATION

The property has gas-fired radiator central heating and double glazing throughout.

SERVICES

All mains services are connected to the property. None of the services or installations have been tested.

TENURE

Freehold. Vacant possession upon completion.

COUNCIL TAX

Council Tax is payable to the East Riding of Yorkshire Council. The property is shown in the Council Tax Property Bandings List in Valuation Band 'B' (verbal enquiry only).

VIEWINGS

Strictly by appointment with the agent's Beverley office.



£185,000

68 Minster Moorgate,
Beverley



12 Market Place, Beverley | 01482 866844 | www.dee-atkinson-harrison.co.uk

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LOCATION

The property is situated on the corner of Minster Moorgate and Regent Street, two highly regarded central Beverley residential streets. The location is very convenient for access to all the shops, restaurants, pubs and other amenities Beverley has to offer. Beverley has a railway station and the nearby A164 and A1079 provide good links to Hull, York and the wider road network.

ACCOMMODATION

Reception Room 1
Window to the front and side.

Reception Room 2
A larger room that may well be used as a living room with windows to the side and rear. Stairs to the first floor.

Kitchen
A range of base and wall mounted fitted units incorporating a gas hob and electric oven as well as a 1.5 bowl sink and drainer. Door and window to the side.

WC
Low flush WC, wash hand basin and 2 windows to the side. This room may also provide an opportunity to be converted for other uses such as a utility room and possibly even a small study.

First Floor Landing

Bedroom 1
A double bedroom with a window to the front.

Bedroom 2
With a window to the rear and fitted cupboard.

Bathroom
A spacious bathroom with a 3 piece suite including panelled bath, low flush WC and wash hand basin. Tiled splashbacks and a window to the rear.

OUTSIDE

There is a forecourt to the front of the property. To the rear there is a paved yard with walls to the perimeter and a gate providing pedestrian access to Regent Street. At the rear of the yard there is a detached brick-built garage with a courtesy door giving access to the yard and a roller door providing vehicle access to Regent Street.



68 Minster Moorgate, Beverley, HU17 8HR

A superb opportunity to acquire a central Beverley period end terrace that has a single garage. This added to its Minster Moorgate location, the first-floor bathroom, forecourt and larger yard will give it significant appeal. The property has been modernised in the past but will require some redecoration. No forward chain and viewing essential.

Located on the corner of the always sought after Minster Moorgate and Regent Street, this end terrace property was possibly a shop in a former life (judging by the brickwork). As it is on a corner that isn't a regular 90 degrees it gets wider towards the rear of the property which gives it extra character, a larger yard and the space for a garage at the end of the yard. The corner position also means that the two reception rooms benefit from further windows at the side aspect, giving a considerable degree of extra natural light. The property appears to have undergone a program of modernisation in the past but would benefit from redecoration and some updating. There are patches of what appears to be rising damp on the ground floor on some walls that may be alleviated by better ventilation, but some more specific work may also be needed. There is gas central heating and double glazing throughout. The property briefly comprises: 2 Reception Rooms with the rear one being quite a bit larger, a fitted Kitchen, ground floor WC, 2 Bedrooms and a spacious first floor Bathroom. There is a forecourt to the front of the property, a walled yard to the rear with a gate giving access to Regent Street and a single Detached Garage.

An early internal inspection is highly recommended to fully appreciate all that is available. There is no forward chain.

