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grays



49 Eastgate, Beverley, HU17 0DR

Offers In The Region Of £420,000





# 49 Eastgate

Beverley, HU17 0DR

- FOUR BEDROOM TOWNHOUSE
- LOW MAINTENANCE REAR AND SIDE GARDENS
- DESIGNATED PARKING SPACE
- SUPERB MINSTER VIEWS
- SINGLE GARAGE
- IDEAL LOCATION

This beautiful four bedrooned townhouse has accommodation over three floors and is located in the heart of Beverley.

The property briefly comprises entrance into kitchen diner, hallway, ground floor WC and under stairs storage cupboard. The second floor has a double bedroom with an ensuite shower room and lounge. To the second floor are three further bedrooms and shower room. Externally the property benefits from a garage and off street parking.



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## ACCOMMODATION COMPRISES

### ENTRANCE HALL

16'4" x 4'4" (5m x 1.34m )  
Wooden entrance door with stained glass panels, laminate floor, two pendant light fittings, storage cupboard and an understairs cupboard.

### CLOAK ROOM/WC

6'4" x 3'10" (1.95m x 1.19m )  
Wooden door with brass handles, laminate floor, pendant light fitting, front aspect hardwood double glazed window, pedestal wash hand basin and a low flush WC.

### DINING ROOM

12'2" x 10'5" (3.73m x 3.18m )  
Wooden door with brass handles, tiled floor, pendant light fitting and front and side aspect hardwood double glazed bay windows.

### KITCHEN DINER

19'5" x 11'8" (5.94m x 3.57m )  
Wooden door with brass handles, ceiling spotlights, central ceiling light, tiled floor, side aspect hardwood double glazed window and two rear aspect hardwood double glazed windows. An integrated four ring electric hob, NEFF electric double oven, microwave, LG fridge freezer, one and a half bowl porcelain drainer sink with mixer tap, plumbing for a dishwasher, splash back tiling, a range of wall and base units and quartz work tops.

### CONSERVATORY

11'8" x 8'2" (3.58m x 2.49m )  
Of wood and double glazed construction, wooden door with glass panels, wooden door to rear garden, laminate floor and pulley design pendant light fitting.

### STAIRCASE AND LANDING

8'6" x 7'6" (2.60m x 2.31m )

Carpeted floor, central ceiling light, wall light, wooden hand rail and wooden banister with spindles.

### PRINCIPAL BEDROOM

12'2" x 11'8" (3.73m x 3.58m )

Wooden door with brass handles, carpeted floor, pendant light fitting, side aspect uPVC double glazed window with fitted wardrobes and furniture.

### ENSUITE

6'11" x 6'3" (2.12m x 1.93m )

Wooden door with brass handles, rear aspect hardwood double glazed window, tiled floor, chrome towel radiator, shower enclosure with mixer shower, pedestal wash hand basin with mixer tap, low flush WC and full splash back tiling.

### LOUNGE

22'4" x 12'2" (6.81m x 3.72m )

Wooden door with brass handles, carpeted floor, two pendant light fittings, arched cast iron fireplace with marble surround and gas fire, side aspect hardwood double glazed bay window, front aspect hardwood double glazed bay window, front aspect hardwood double glazed arched window and fitted office furniture.

**STAIRCASE AND LANDING**

10'5" x 8'9" (3.18m x 2.69m )  
Carpeted floor, central ceiling light, loft hatch, storage cupboard and wooden banister with spindles.

**BATHROOM**

8'7" x 6'3" (2.64m x 1.92m )  
Wooden door with brass handles, tiled floor, skylight, full splash back tiling, chrome towel radiator, bath with mixer shower over, pedestal wash hand basin with mixer tap and a low flush WC.

**BEDROOM TWO**

11'8" x 10'6" (3.57m x 3.21m )  
Wooden door with brass handles, carpeted floor, pendant light fitting, rear aspect hardwood double glazed window and a side aspect hardwood double glazed window.

**BEDROOM THREE**

12'2" x 10'7" (3.72m x 3.24m )  
Wooden door with brass handles, carpeted floor, fitted wardrobes, a front aspect hardwood double glazed window and a side aspect circular hardwood double glazed window.

**BEDROOM FOUR**

8'8" x 6'11" (2.65m x 2.13m )  
Wooden door with brass handles, central ceiling light, built in cupboard and front aspect hardwood double glazed window.

**GARAGE**

18'0" x 9'2" (5.49m x 2.80m )  
With electric roller door, wooden pedestrian door, power and light.

**EXTERIOR**

To the front a garden wall with metal fence. To the rear and side a flagged patio garden with minster views and mature borders.

**COUNCIL TAX:**

We understand the current Council Tax Band to be F

**SERVICES :**

Mains water, gas, electricity and drainage are connected.

**TENURE :**

We understand the Tenure of the property to be Freehold.

**MORTGAGE CLAUSE :**

Stanford Grays provide independent financial advice through Tony Hammond of Hammond Financial. Further details and referrals immediately available through the Beverley Office Tel: (01482) 866304 and [bevsales@stanfords.com](mailto:bevsales@stanfords.com).

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

**PROPERTY PARTICULARS DISCLAIMER :**  
**PROPERTY MISDESCRIPTIONS ACT 1991**

The Agent has not tested any apparatus, equipment, fixture, fittings or services, and so does not verify they are in working order, fit for their purpose, or within ownership of the sellers, therefore the buyer must assume the information given is incorrect. Neither has the Agent checked the legal documentation to verify legal status of the property or the validity of any guarantee. A buyer must assume the information is incorrect, until it has been verified by their own solicitors."

The measurements supplied are for general guidance, and as such must be considered as incorrect. A buyer is advised to re-check the measurements themselves before committing themselves to any expense."

Nothing concerning the type of construction or the condition of the structure is to be implied from the photograph of the property.

The sales particulars may change in the course of time, and any interested party is advised to make final inspection of the property prior to exchange of contracts.

**MISREPRESENTATION ACT 1967**

These details are prepared as a general guide only, and should not be relied upon as a basis to enter into a legal contract, or to commit expenditure. An interested party should consult their own surveyor, solicitor or other professionals before committing themselves to any expenditure or other legal commitments.

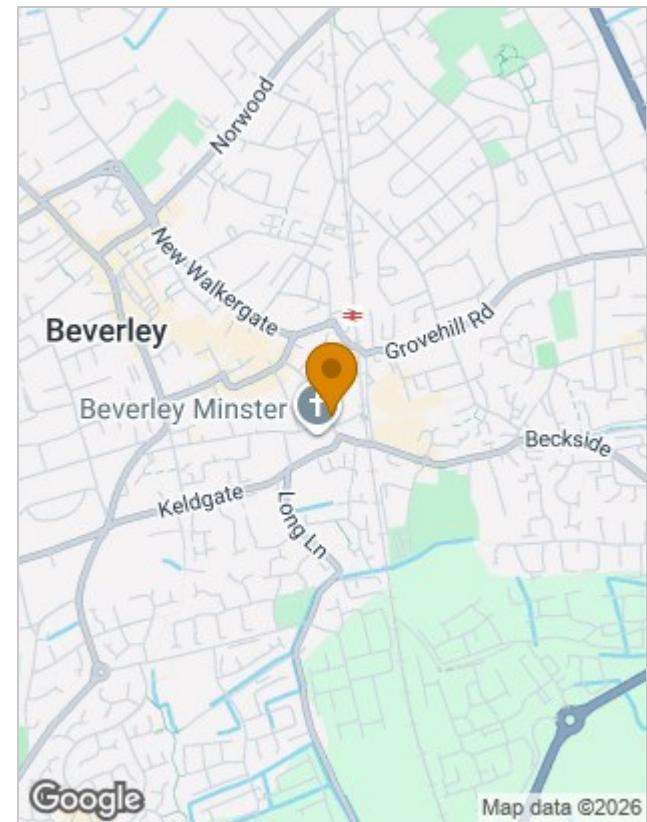
If any interested party wishes to rely upon any information from the agent, then a request should be made and specific written confirmation can be provided. The Agent will not be responsible for any verbal statement made by any member of staff, as only a specific written confirmation should be relied upon. The Agent will not be responsible for any loss other than when specific written confirmation has been requested.



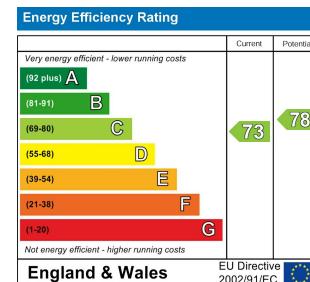
## Floor Plans



## Location Map



## Energy Performance Graph



## Viewing

Please contact our Beverley Office on 01482 866304 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.