





The Property Specialists

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108 Minster Moorgate, Beverley HU17 8HR
£280,000

- Modern characterful home
- Short walk to town centre
- Own parking facility
- Three bedrooms
- Attractive cottage style garden
- Lovely location
- Wonderful home or investment potential
- EPC Rating: D

THE PROPERTY

108 Minster Moorgate offers a discerning purchaser the opportunity to acquire a modern, characterful home in an established residential locality only a short walk from the centre of this historic market town and also benefitting from its own car parking facility to the rear. The property is in need of some modernisation works but will provide an outstanding home or investment opportunity.

LOCATION

The popular and highly regarded historic town of Beverley in East Yorkshire boasts an excellent range of local amenities including an extensive range of shops including many high street chains, numerous public houses and restaurants. There are also numerous landmarks including Beverley Minster and the open countryside of Westwood Pasture. The town is ideally placed for access to the surrounding areas including Hull, York, the M62 motorway as well as the coast.

THE ACCOMMODATION COMPRISES

GROUND FLOOR

ENTRANCE HALL

With laminate floor and radiator.

DINING HALL

13'8" x 7'5" (4.17m x 2.26m)
Laminate floor, return staircase to the first floor and radiator.

LIVING ROOM

13'8" x 11'2" (4.17m x 3.40m)
A timber fireplace with cast iron inset and tile hearth, living flame gas fire, dado rail, sealed unit double glazed French doors to the garden and two radiators.

GARDEN ROOM

7'9" x 7'3" (2.36m x 2.21m)
Laminate floor, PVCu sealed unit double glazing, French doors to the garden and radiator.

CLOAKROOM

With low level WC, wash hand basin, laminate floor and PVCu sealed unit double glazed window and radiator.

KITCHEN

12'0" x 9'10" maximum (3.66m x 3.00m maximum)
Base and eye level units incorporating an electric oven with gas hob, tiled floor and sealed unit double glazed window.

FIRST FLOOR

BEDROOM 1

13'8" x 12'2" (4.17m x 3.71m)
Sealed unit double glazed windows and radiator.

EN-SUITE SHOWER ROOM

Shower in cubicle, wash basin, low level WC and sealed unit double glazed window.

BEDROOM 2

11'2" x 7'8" (3.40m x 2.34m)
Gas fired central heating boiler, sealed unit double glazed window and radiator.

BEDROOM 3

11'2" x 5'8" (3.40m x 1.73m)
Fitted wardrobes, sealed unit double glazed window and radiator.

BATHROOM

7'5" x 5'4" (2.26m x 1.63m)
Panelled bath with telephone taps, wash basin and low level WC, tiled floor, sealed unit double glazed window and radiator.

OUTSIDE

The property is approached via a small forecourt whilst at the rear and to the side is a very pretty cottage style garden with pea gravel paths and paved terraced seating area. Beyond the garden lies an enclosed gravel car parking area serving this and the adjoining property.

SERVICES

All mains services are available or connected to the property.

CENTRAL HEATING

The property has the benefit of gas central heating.

DOUBLE GLAZING

The property has sealed unit double glazing.

TENURE

We believe the tenure of the property to be Freehold (to be confirmed by the vendor’s solicitor).

VIEWING

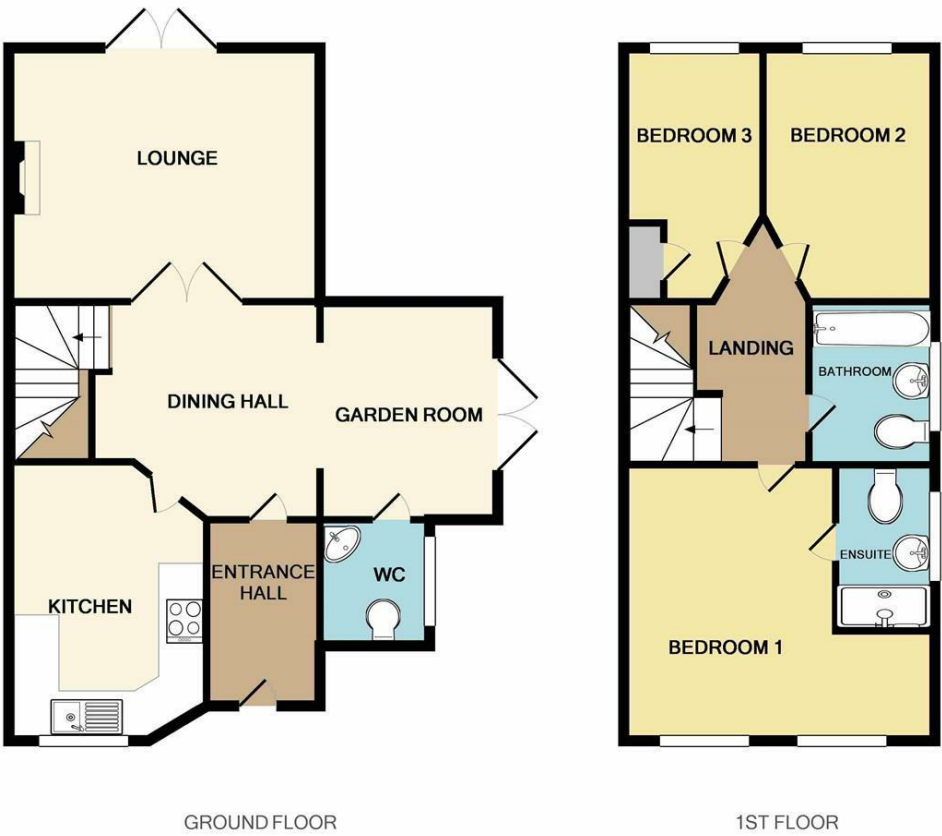
Contact the agents Beverley office on 01482 886200 for prior appointment to view.

FINANCIAL SERVICES

Quick & Clarke are pleased to be able to offer independent advice regarding mortgages and further details can be obtained by contacting our Beverley office on 01482 886200. Independent advice will be given by a qualified financial services consultant and written quotations are available upon request. This could save you time and money when searching for the most competitive deals. Our mortgage adviser has access to every lending scheme currently available through a computerised sourcing system.

EPC RATING

For full details of the EPC rating of this property please contact our office.



VIEWINGS Strictly by appointment through the Sole Agent's Beverley Office on 01482 886200 . The mention of any appliances &/or services within these sales particulars does not imply they are in full and efficient working order. ALL MEASUREMENTS ARE APPROXIMATE & FOR GUIDANCE ONLY We endeavour to make our sale details accurate & reliable, but 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. Do so, particularly if contemplating travelling some distance to view the property. NONE OF THE STATEMENTS CONTAINED IN THESE PARTICULARS ARE TO BE RELIED UPON AS STATEMENT OR REPRESENTATION OF FACT. These sales particulars are based on an inspection made at the time of instruction and are intended to give a general description of the property at the time.

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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