



Total area: approx. 147.0 sq. metres (1581.8 sq. feet)



107 Minster Moorgate West, Beverley, Yorkshire, HU17 8HW

Ideally positioned within the centre of Beverley and offset from Admiral Walker Green is this substantially EXTENDED and MODERNISED family home.

The accommodation extends in excess of 1600 Square Feet providing a versatile arrangement of living space with up to 4 reception rooms to the ground floor. 4 double bedrooms and three bathrooms/shower rooms also feature making this a must view home for applicants who place an emphasis on generous living.

External parking is provided for two vehicles to the front driveway with the benefit of South facing gardens with privacy provided throughout.

The location offers good catchment areas for both primary and secondary schools with all the amenity of the town centre and Westwood pastures a moments walk away.

Extended homes and within a central Beverley setting are rarely offered for sale within this immediate environment with viewing available with the sole selling agents, Stanifords.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		81
(81-91) B		
(69-80) C	70	
(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		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		76
(81-91) B		
(69-80) C	65	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		

£314,950

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ACCOMMODATION COMPRISES

GROUND FLOOR

ENTRANCE HALLWAY

Access via uPVC double glazed composite style entrance door with staircase approach to first floor level and access provided to the reception lounge and day room / kitchen.

RECEPTION LOUNGE

18'0" x 11'1"

Boasting generous proportions throughout with a bow window in uPVC double glazed finish to the pleasant front outlook. Suitably sized to accommodate furniture suite, used by the current vendors as an informal reception area. The central focal point is provided via a gas fire with granite hearth and surround, and uPVC double glazed French doors leading to;

CONSERVATORY EXTENSION

30 x 292

With a quarter height wall, mounted uPVC double glazed units with French doors leading to external sun terrace, Victorian pitch to roof also.

KITCHEN DAY ROOM

17'5" x 10'5" (with additional recess)

Having being upgraded and improved over recent years following the extension to the property and serving as the heart of this family home. The open plan arrangement of living space offers generous family living with uPVC double glazed bow window to the immediate front outlook and uPVC double glazed window to the rear with access door also to the external patio. Suitably sized to accommodate dining table with additional breakfast bar area and an arrangement of contemporary and modern style wall and base units with contrasting work surfaces over. Appliances include a five ring gas burning centrally mounted hob with ceiling suspended chimney style extractor canopy, integrated dish washer, inset one and a half bowl sink and drainer, double oven and pull out rolling larder. Tiling to floor coverings, spotlights to ceiling, additional base units to alternate wall length and under stairs storage cupboard.



SIDE HALLWAY

An alternate entrance to the property serves as part of the extension to the property, with underfloor heating continuing throughout the extended area with separate zonal control points. With uPVC double glazed window to front, access provided down a corridor to;

SUNG / GARDEN ROOM

17'8" x 10'3"

An immaculately appointed and informal family space with full garden views and an abundance of natural daylight provided by uPVC double glazed French doors to the south facing rear and alternate sliding door also. With tiling to floor coverings and underfloor heating throughout. Given the additional reception space provided, this must be seen to be fully appreciated and serves as a welcomed addition to this immaculate family home.



GROUND FLOOR SHOWER ROOM

Boasting modern specification throughout with a walk-in double width wet room area with centrally mounted drainer to floor, mains fed shower with rainfall shower head and alternate shower head also, low flush WC, inset basin to storage unit, uPVC privacy window, modern tiling in mosaic finish to the wet room area with border detailing and high gloss porcelain tiling to remainder with chrome edged trim.



UTILITY ROOM

8'5" x 4'3"

Fitted with modern wall and base units, with wall mounted boiler, uPVC double glazed window to side, stainless steel finish sink and drainer, integrated dryer and space for washing machine also.

FIRST FLOOR

LANDING

18'6" x 7'7"

Given the upgrade and extension that has taken place, a spacious landing provides access to four double bedrooms and house bathroom. Loft access point, deep storage cupboard housing Worcester hot water cylinder and two uPVC double glazed windows to the south facing rear aspect.

MASTER BEDROOM

17'8" x 10'4"

With uPVC double glazed window to the rear elevated rear garden outlook, of double bedroom proportions with space for free standing wardrobes if required, provides access to;



ENSUITE SHOWER ROOM

With uPVC privacy window to side, corner shower cubicle with wall mounted head and console, high gloss galaxy style tiling to splash back areas with tiling to shower area, low flush WC and mounted wash hand basin.

BEDROOM TWO

10'7" x 11'6"

With uPVC double glazed window to front outlook and of double bedroom proportions.

BEDROOM THREE

11'5" x 9'8" (plus recess)

With uPVC double glazed window to frontage and of double bedroom proportions.

BEDROOM FOUR

12'2" x 8'9"

With uPVC double glazed window to the side and front elevation and of double bedroom proportions.

HOUSE BATHROOM

With uPVC privacy window to the rear outlook, immaculately appointed throughout with white sanitary ware comprising of concealed cistern low flush WC, inset basin to storage with additional drawer units and complementary dark finish surface, panel bath with centrally mounted mixer tap and wall mounted shower head and console, white tiling to splash backs with mosaic border detailing and folding shower screen and inset spotlights to ceiling.



OUTSIDE

The property for sale remains ideally positioned within the centre of the historic town of Beverley, with the Westwood Pastures and the town centre itself remaining a short moments walk away. The property enjoys an ideal location being offset from Admiral Walker Green and located on Minster Moorgate West with broad frontage with laid to lawn grass and pathway extending to the property entrance. Brick set driveway provides parking provision for 2 vehicles with gated and secure access to the side of the property. The rear garden remains relatively low maintenance with a sun terrace extending from

the immediate building footprint and pathway leading down to the rear perimeter boundary. Hard landscaped area features with space for a shed and laid to lawn grass section offering a good size and excellent levels of privacy and screening throughout, close bordered fencing exists to the perimeter boundaries with pleasant views beyond of the allotments. External tap, external light and power points.

AGENTS NOTE

The current vendors have undergone a full program of transformation, refurbishment and improvement and given the size of home on offer comes suited for internal inspection.

SERVICES :

Mains water, gas, electricity and drainage are connected. With the benefit of solar panels to the south facing roof.

FIXTURES AND FITTINGS :

Various quality fixtures and fittings may be available by separate negotiation.

TENURE :

We understand the Tenure of the property to be Freehold.

VIEWINGS :

Strictly by appointment with sole selling agents, Stanifords, Beverley Office - Tel: (01482) - 866304.

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.

MORTGAGE CLAUSE :

Stanifords provide independent financial advice through Tony Hammond of DB Financial. Further details and referrals immediately available through the Beverley Office Tel: (01482) 866304 and bevsales@stanifords.com.

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

SURVEYS :

WE ARE ABLE TO PROVIDE COMPETITIVE RATES FOR SURVEYS BOTH PRIVATE AND MORTGAGE STYLE, AS WELL AS RICS HOMEBUYER REPORTS. WHY NOT SPEAK TO OUR BEVERLEY OR SWANLAND OFFICES FOR FULL DETAILS.