



43 Minster Moorgate, Beverley, HU17 8HP

£234,950





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- OFFERED FOR SALE WITH TENANT IN SITU
- PRIVATE REAR GARDENS WITH MINSTER VIEWS
- 3 BEDROOMS
- NO ONWARD CHAIN
- CHARACTER HOME IN CENTRAL BEVERLEY SETTING
- TWO RECEPTION ROOMS
- WELL MAINTAINED
- SUITABLE FOR INVESTORS

OFFERED FOR SALE WITH TENANTS IN SITU- SUITABLE FOR INVESTORS

Staniford Grays invite for inspection this traditionally styled home retaining a number of period features and being deceptively spacious in size.

A superb investment given the private rear gardens with full Beverley Minster views.

The Living space to the ground floor comprises; Entrance Hallway, Lounge, Dining Room/Reception 2 and Kitchen. To the first floor level a landing provides access to Three well-proportioned Bedrooms and a House Bathroom.

Private gardens to the rear offer good levels of seclusion throughout with superb Beverley Minster views.

Suitable for applicants looking to secure an investment opportunity in a central Beverley location.



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AGENTS NOTE

The property is available with the tenants in situ and a transaction must take place with the tenants in occupation. For full tenancy details please contact the sole selling agents Staniford Grays.

ACCOMMODATION COMPRIMES

ENTRANCE HALLWAY

13'5" x 2'10" (4.11 x 0.87)
A welcoming entrance to this character property with hardwood entrance door, a number of traditional details, staircase to first floor level and laminate to floor coverings.

RECEPTION LOUNGE

11'1" x 12'6" (3.38 x 3.82)
Used as a formal reception space with a front facing sash window. Suitably sized to accommodate furniture suite.

DINING ROOM / RECEPTION TWO

15'1" x 11'11" (4.60 x 3.64)
A versatile reception space, suitably sized to accommodate dining table but could also be used as a second sitting room. With French doors leading to the patio terrace. Laminate to floor coverings and fire insert.

KITCHEN

11'10" x 7'0" (3.63 x 2.15)
Neutrally appointed throughout with a range of traditionally styled wall and base units. Inset sink and drainer with mixer tap, plumbing for washing machine, space for free standing cooker and space for fridge freezer. Double glazed window and access door to patio terrace.

FIRST FLOOR LANDING

11'6" x 5'0" (4.62 x 1.54)
Giving access to three bedrooms and house bathroom with loft access points also.

BEDROOM ONE

10'6" x 11'5" (3.21 x 3.50)
With sash style window to the immediate front outlook onto Minster Moorgate, of double bedroom proportions with space for free standing bedroom furniture.

BEDROOM TWO

11'10" x 9'10" (3.63 x 3.01)
With uPVC double glazed window to the rear elevation and outlook to garden and beyond.



BEDROOM THREE

10'10" x 7'0" (3.31 x 2.15)
With uPVC double glazed window to the rear and a generously sized third bedroom.

HOUSE BATHROOM

9'2" x 4'5" (2.80 x 1.35)
Traditionally styled with a panel bath with shower head fitment. Low flush WC, pedestal wash hand basin and tiling to splashbacks.

EXTERNAL

This character style family home is offset from Minster Moorgate itself, remaining a short distance walk from all the convenience and amenities Beverley Town Centre has to offer.

Good levels of privacy are afforded given the offset position with access granted to the rear via a pedestrian access gate to the rear boundary. With patio terrace extending from the immediate building footprint, laid to lawn grass section and hard standing for storage shed area. To the south facing rear gardens, the property benefits from full Beverley Minster views which must be seen to be fully appreciated.

COUNCIL TAX:

We understand the current Council Tax Band to be C

SERVICES :

Mains water, gas, electricity and drainage are connected.

TENURE :

We understand the Tenure of the property to be Freehold.

MORTGAGE CLAUSE :

Staniford 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@stanifords.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

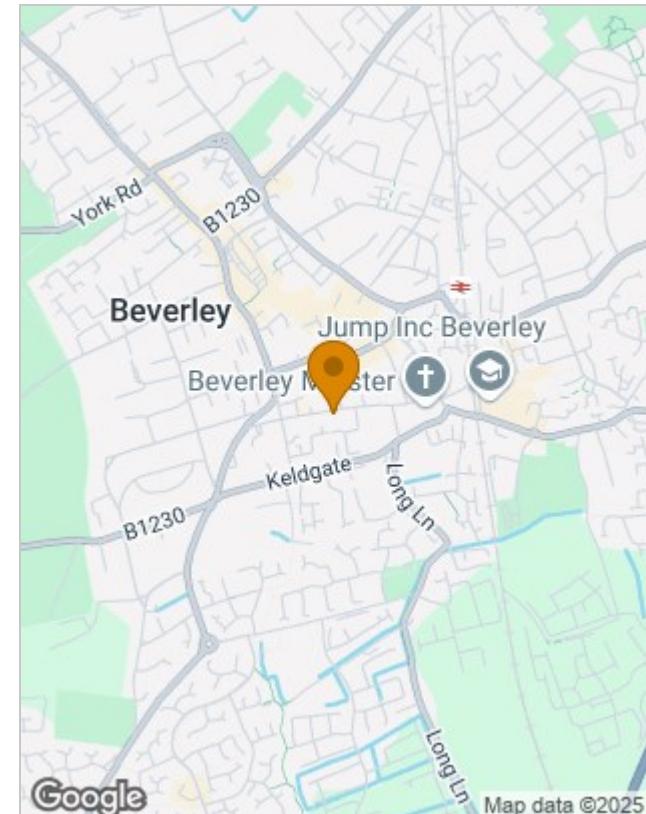


Ground Floor

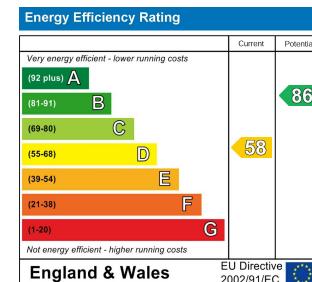


First Floor

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.