



45 Eastgate, Beverley, HU17 0DR

£385,000





# 45 Eastgate

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- IDEAL LOCATION
- THREE BEDROOMS
- TOWNHOUSE
- STUNNING VIEWS OF BEVERLEY MINSTER
- THREE BATHROOMS
- GARAGE AND OFF STREET PARKING

This beautiful three 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 shower room and under stairs storage cupboard. The second floor has a double bedroom with an ensuite shower room and lounge. To the second floor are two further bedrooms and shower room. Externally the property benefits from a garage and off street parking.



## ACCOMMODATION COMPRISES

### REAR ENTRANCE HALL

4' x 17'8 (1.22m x 5.38m)  
Accessed via a wooden door with two glass panels, as well as additional wrought iron gates. With laminate to floor coverings, under stairs storage cupboard, two pendant light fittings. With return staircase to upper floor levels and gives access to ground floor shower room, dining kitchen and internal access door to garage.

### GROUND FLOOR SHOWER ROOM

4' x 7' (1.22m x 2.13m)  
With privacy window to rear, low flush WC, pedestal wash hand basin with mixer tap, shower cubicle with mixer shower over and tiling to splashbacks.

### DINING KITCHEN

18'7 x 10'3 maximum (5.66m x 3.12m maximum)  
With the traditional wooden front door opening into the kitchen which is well lit from the two double glazed windows to the front orientation. With matching wall and base units, one and a half bowl sink and drainer with mixer tap in front of the bay window. Plumbing for washing machine and plumbing for dishwasher. With wine rack, integrated Neff mid level oven, integrated microwave, integrated fridge freezer. There is a Neff ceramic hob with extractor hood over, tiling to splashbacks, inset spotlights to ceiling, pendant light in dining area, wall mounted radiator and space for dining furniture.

### FIRST FLOOR LANDING

Gives access to...

### BEDROOM ONE

9'8 x 12'8 (2.95m x 3.86m)  
With double glazed window to rear, wall mounted radiator, large built in wardrobe with shelving and hanging rails and pendant light fittings. Leads to....

### ENSUITE SHOWER ROOM

10'1 x 6'3 (3.07m x 1.91m)  
With double glazed window to rear in a privacy finish, with tiling to floor and splashbacks. Featuring a large walk in shower with shower head and glass shower screen, low flush WC, wash hand basin in a vanity unit and wall mounted mirror. With wall mounted chrome heated towel rail, extractor and inset spotlights to ceiling.

### LOUNGE

18'7 x 16'5 (at longest and widest point) (5.66m x 5.00m (at longest and widest point))  
This 'L' spaded lounge has the benefit of an abundance of natural daylight. With a bay window to the front enjoying amazing views of the stunning Beverley Minster as well as an additional crescent window to the front. A central focal point is provided via a gas fire in hearth and mantle. With wall mounted radiator and two ceiling roses.

### SECOND FLOOR LANDING

With loft access point and pendant light fitting. Gives access to....

**SECOND FLOOR SHOWER ROOM**

With Velux roof light to rear, with tiling to floor and splashbacks. Featuring shower with shower head and glass shower screen, low flush WC, wash hand basin with mixer tap and wall mounted mirror.

**BEDROOM TWO / STUDY**

Used by the current vendor as study, but has potential to be used as a second bedroom. With double glazed window to rear, storage cupboard, ceiling rose and wall mounted radiator.

**BEDROOM THREE** 18'8 x 13'3 (at longest and widest point) (5.69m x 4.04m (at longest and widest point)) With Velux roof light to and additional window to front, wall mounted radiator, fitted wardrobe with glass sliding door and ceiling rose. Again boasting stunning views of the North West corner of Beverley Minster.

**EXTERNAL**

To the front there is a small iron fence leading to the front door.

To the rear is a small courtyard garden providing off street parking and access to the garage.

9'6 x 18' (2.90m x 5.49m)

**GARAGE** With up and over door, plumbing for washing machine, full power and lighting, shelving, housing Worcester gas boiler and with internal personnel door to side.

**COUNCIL TAX:**

We understand the current Council Tax Band to be E

**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](mailto: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**

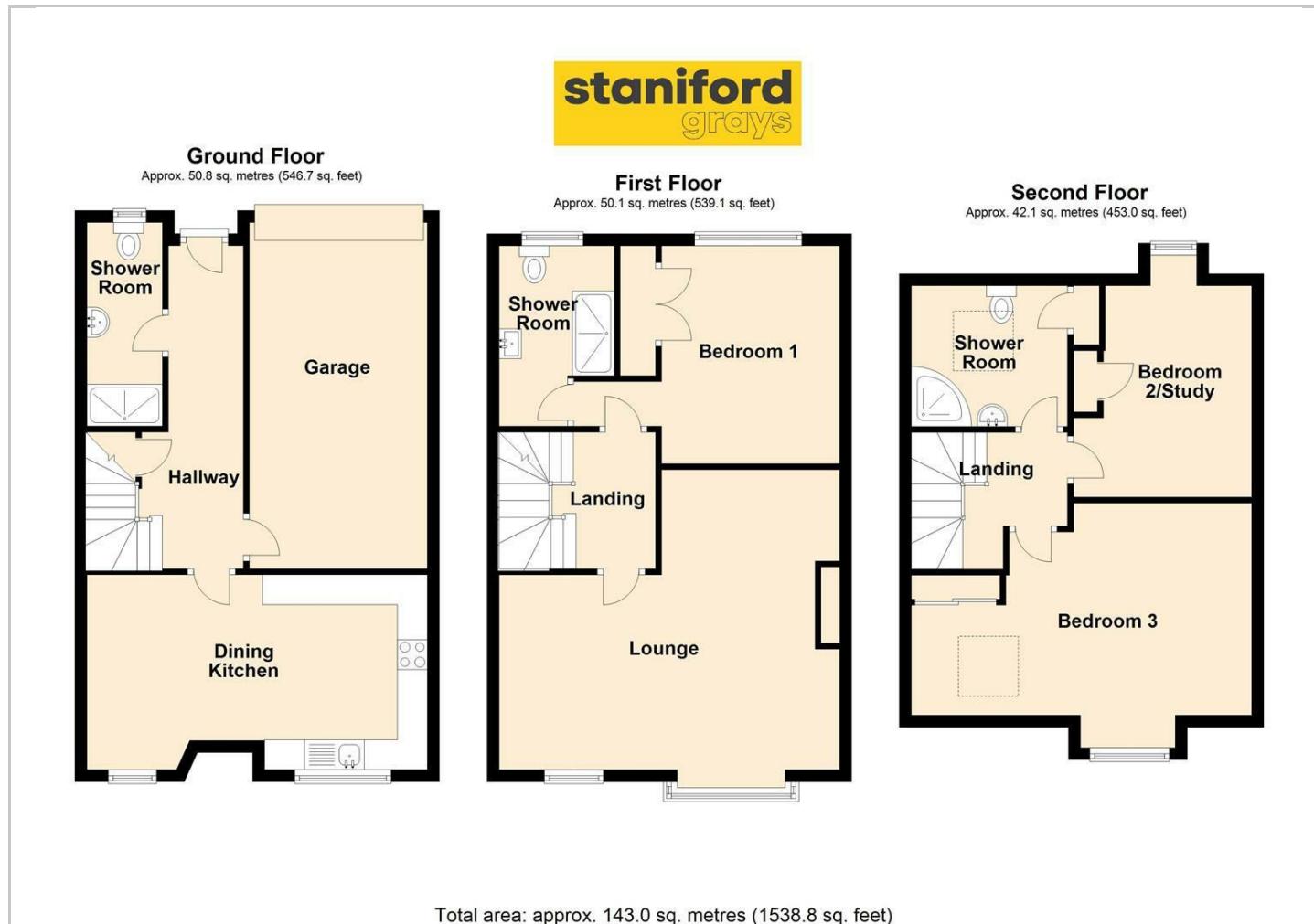
These details are prepared as a general guide only, and should not be relied upon as a basis to enter into a legal contract, or to commit expenditure. An interested party should consult their own surveyor, solicitor or other professionals before committing themselves to any expenditure or other legal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





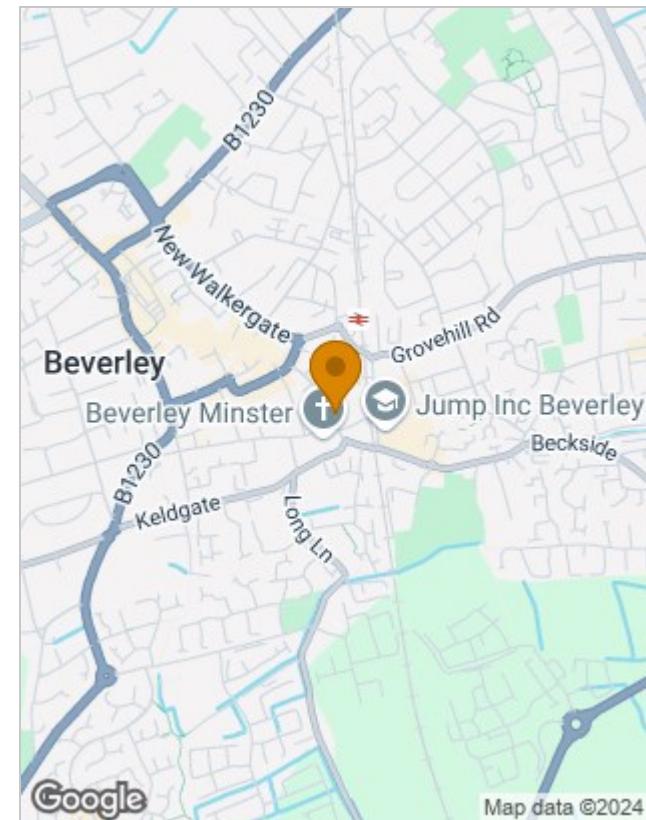
## Floor Plans



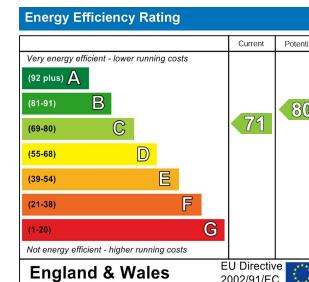
## Viewing

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

## Location Map



## Energy Performance Graph



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.