





The Property Specialists

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**2 St. John Street, Beverley HU17 8HT**  
**£565,000**



- Opposite historic Beverley Minster
- Grade II Listed
- Town centre location
- Stylish contemporary living kitchen
- Beautiful Westerly facing garden
- Characterful & charming
- Deceptively spacious
- EPC D

A charming, characterful and deceptively spacious Grade II Listed Period mid-terrace townhouse situated in an ideal location opposite the historic Beverley Minster. Positioned in the very centre of Beverley and ideal for the amenities, the property has been lovingly renovated and modernised by the current owners and has a flexibility of living space to suit families and couples alike.

One of the key features of the property is the ground floor extension to the rear which has created a superb open plan living/dining kitchen. With a recently fitted contemporary styled Kutchenhaus kitchen, bi-fold doors lead out with level access to the composite decking of the Westerly facing garden.

Offering three bedrooms to the first floor as well as a recently refitted bathroom, to the second floor there is a further double bedroom with an en-suite shower room.

LOCATION

The property is located on the corner of St John Street and Minster Moorgate in this fabulous town centre location opposite Beverley Minster.

The popular and highly regarded historic town of Beverley in East Yorkshire boasts an excellent range of local amenities and 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

Timber front door with stained glass panels, engineered solid oak flooring, stairs to the first floor accommodation with hardwood bannister and stairs to the cellar. Further door out into the contemplation garden.

LIVING ROOM

14'1" x 11'10" (4.29m x 3.61m)  
A beautifully proportioned room with a feature marble fireplace having arched Victorian insert and housing open fire, tiled hearth and walk-in bay window to the front elevation.

SITTING ROOM

13'9" x 9'11" (4.19m x 3.02m)  
A cosy room with wood burning stove set in an exposed brick fireplace with quarry tile hearth and stone mantel above, window to the rear elevation.

OPEN PLAN KITCHEN/DAY ROOM

22' x 14'8" (6.71m x 4.47m)  
A fabulous room with a recently fitted modern Kutchenhaus kitchen with contemporary matt grey fronts and contrasting quartz work surfaces, porcelain tile splashbacks, matching centre island, Neff oven plus combi microwave oven, five ring gas hob with extractor over, stainless steel one and a half bowl sink and drainer, integrated dishwasher, space for American style fridge freezer, sliding doors conceal the utility cupboard with space and plumbing for washing machine and tumble dryer, porcelain tiled floor with underfloor heating, skylight and bifold doors open to allow level access onto the composite decked seating area of the Westerly facing garden.

CELLAR

13'10" x 5'4" (4.22m x 1.63m)  
Dry and with a quarry tile floor.

W.C.

Two piece sanitary suite comprising w.c. and hand wash basin.

FIRST FLOOR

BEDROOM 1

14'10" to chimney breast x 13'11" (4.52m to chimney breast x 4.24m)  
A stunning feature marble fireplace with bespoke wardrobes built-in to the alcoves either side of the chimney breast and two windows to the front elevation.

BEDROOM 2

13'10" x 10'11" (4.22m x 3.33m)  
Window to the rear elevation, built-in cupboard and cast iron fireplace.

BEDROOM 3

11' x 8'3" (3.35m x 2.51m)  
Windows to both rear and side aspects, fitted oak bookshelves and cupboard housing the boiler.

BATHROOM

9'4" x 5'4" (2.84m x 1.63m)  
Recently fitted four piece sanitary suite comprising level access wet room shower, roll top bath, pedestal hand wash basin and w.c., fully tiled walls and floor with underfloor heating, two heated towel rails, one of which has an electric heater fitted to allow operation throughout the summer.

SECOND FLOOR

BEDROOM 4

Velux roof light and door through to en-suite shower room.

SHOWER ROOM

8'5" x 3' (2.57m x 0.91m)  
Three piece sanitary suite comprising pedestal hand wash basin, close coupled w.c. and shower cubicle with modern wall boarding.

OUTSIDE

The property is set back from St John Street with the front garden being laid under gravel for ease of maintenance. A stone flagged pathway leads to the front door.

The rear garden is Westerly facing and has been landscaped to be relatively easy to maintain. A composite decked seating area lies adjacent to the bi-fold doors from the open plan dining kitchen and leads out onto an area of lawn which is bordered by well stocked flower beds. To the rear of the garden is an ornamental pond and a shed which is fitted with WiFi and electrics should the owner wish to use this as a garden office. There is also a water tap and access onto a right of way to the rear of the property leading onto Minstermoorgate.

CONTEMPLATION GARDEN

Between the sitting room and the dining kitchen is a small enclosed area of garden with a block sett floor. Very private there is also an electrical socket should anyone wish to fit a small water feature.

SERVICES

All mains services are available or connected to the property.



CENTRAL HEATING

The property benefits from a gas fired central heating system.

TENURE

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

VIEWING

Please contact Quick and Clarke's Beverley office on 01482 886200 to arrange an appointment to view.

FINANCIAL SERVICES

Quick & Clarke are delighted to be able to offer the locally based professional services of PR Mortgages Ltd to provide you with impartial specialist and in depth mortgage advice. With access to the whole of market and also exclusive mortgage deals not normally available on the high street we are confident that they will be able to help find the very best deal for you.

Take the difficulty out of finding the right mortgage; for further details contact our Beverley office on 01482 886200 or email [beverley@qandc.net](mailto:beverley@qandc.net)

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 floorplan 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 for 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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