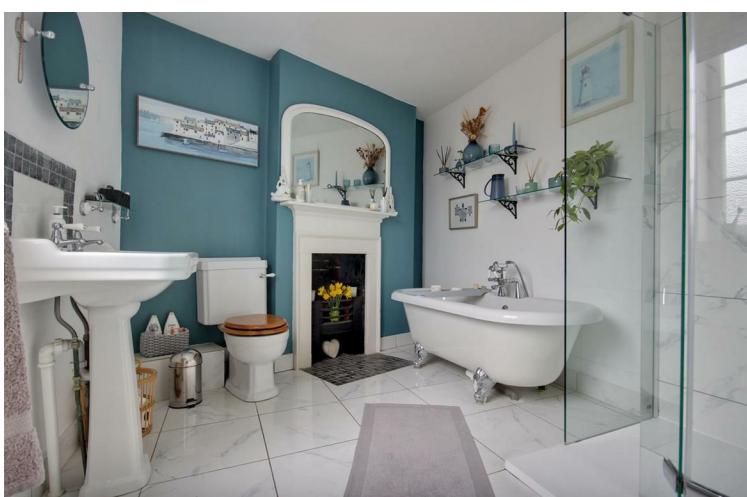
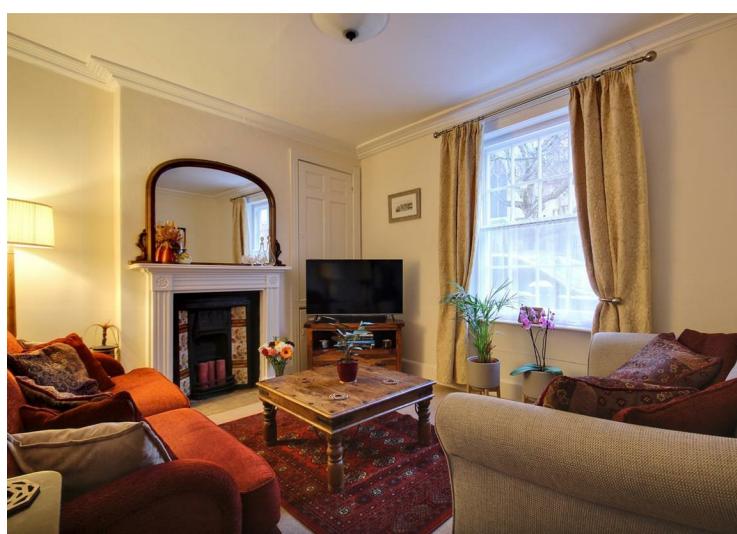




QUICK&CLARKE
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2 Minster Moorgate, Beverley HU17 8HR
£340,000

- Grade II listed period end terrace
- 3 double bedrooms
- Fabulous location opposite Beverley Minster
- Recently renovated and modernised
- Modern fully fitted kitchen and stunning bathroom
- Superb town centre location
- Appealing easy to maintain garden
- EPC Rating: Awaited
- Council Tax Band: C

Recently renovated and modernised to an exceptional standard, this beautiful Grade II Listed period end-terrace offers the very best of town centre living. The home has been thoughtfully improved with the recent installation of secondary double glazing, ensuring a peaceful interior without compromising its historic character. The property occupies a truly fantastic location, situated directly adjacent to and facing the magnificent Beverley Minster, providing breathtaking views of the landmark from the front elevation.

The interior exudes a warm, homely feel and is immaculately presented throughout. The ground floor features two inviting reception rooms, a contemporary styled and fully fitted kitchen, and a convenient cloakroom. On the first floor, you will find two spacious double bedrooms and a stunningly appointed bathroom, while the second floor is dedicated to a large third bedroom.

Located in a prestigious area of Beverley among properties of similar architectural merit, the home offers effortless access to the town's wide array of amenities. To the rear, a delightful garden provides a private outdoor retreat, with stunning views of Beverley Minster, complete with the added benefit of separate access via a side passageway.

LOCATION

The property is located on the corner of Minster Moorgate and Highgate in this superb position overlooking Beverley Minster. Situated in an aesthetically beautiful and historic area of the town centre, there are few better views in Beverley. Residents' parking is available immediately in front of the property via a permit from the local authority.

THE ACCOMMODATION COMPRISSES

GROUND FLOOR

ENTRANCE HALL

14'11" x 2'11" (4.55m x 0.89m)

Timber front door with four glass panels above in keeping with the age of the property and creating a light and bright feel, stairs lead to the first floor accommodation.

LIVING ROOM

12'4" x 11'0" (3.76m x 3.35m)

Ornate feature fireplace with cupboard in the alcove to one side. Window to front elevation with stunning views over the Minster.

DINING ROOM

12'1" x 10'3" (3.68m x 3.12m)

Built-in cupboards in the alcove to one side of the original chimney breast, storage cupboard under the stairs.

KITCHEN

13'10" x 5'10" (4.22m x 1.78m)

A beautiful modern kitchen with white fronts and complementing laminate work surfaces with mosaic tiled splashbacks. Five ring stainless steel gas hob with canopy extractor over, double integrated oven, Belfast sink, space and plumbing for washing machine, dishwasher and space for tall fridge freezer. Two windows to the side elevation, door providing access to the courtyard garden and side passage, and porcelain tiled floor.

CLOAKROOM

5'10" x 2'9" (1.78m x 0.84m)

Vanity hand wash basin and low level WC, chrome heated towel rail and a continuation of the porcelain tiled floor.

FIRST FLOOR

LANDING

BEDROOM 2

10'9" x 14'3" (3.28m x 4.34m)

Window to the front elevation and original cast iron fireplace.

BEDROOM 3

11'4" x 10'10" (3.45m x 3.30m)

Window to the front elevation.

BATHROOM

12'4" reducing to 10'1" x 8'9" (3.76m reducing to 3.07m x 2.67m)

A stunning bathroom offering a four piece sanitary suite comprising pedestal hand wash basin, low level WC, freestanding roll top bath and double sized shower enclosure. Porcelain tiled floor, cast iron fireplace set into Victorian surround, window to rear elevation and heated towel radiator.

SECOND FLOOR

BEDROOM 1/ATTIC ROOM

20'2" reducing to 15'8" x 18'5" (6.15m reducing to 4.78m x 5.61m)

A very generous sized room with dormer window to the front elevation.

OUTSIDE

The property fronts immediately onto the pavement in keeping with the period of this house. A gate provides access down an enclosed passageway at the side of the property to the rear garden.

The rear garden has a stone flagged seating area and the flowerbeds have been laid under gravel for ease of maintenance. The garden is a delightful area to enjoy this central position, having the backdrop of the Minster and being located next to the relatively quiet car park for Beverley Minster, affording the garden with a relatively open and private feel.

NB: Two neighbouring properties have a right of way across the rear of the house and use of the passageway.

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 Freehold (this will 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 the 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



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 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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