

# HUNTERS®

HERE TO GET *you* THERE



## Minster Moorgate

Beverley, HU17 8HP

Offers Over £450,000



Council Tax: D





# 37 Minster Moorgate

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## Entrance Hall

Wooden glazed entrance door, door to the side aspect, wooden flooring, radiator and stairs to first floor landing.

## Downstairs Toilet

Electric Velux window, plumbed for washing machine, heated towel rail, low flush WC, wash hand basin with vanity unit.

## Lounge

Window to the front aspect, French doors through to the dining room, radiator, feature fireplace, TV and power points.

## Family Room

Window to the rear aspect, feature fireplace with log burner, radiator, understairs storage cupboard with boiler and meters, TV and power points.

## Kitchen/Dining Room

Windows to the side and rear aspects, stable door to the side aspect, bi-fold doors to the rear aspect, electric Velux window with electric blinds, radiator, range of wall and base units with work surfaces. sink and drainer unit, space for fridge freezer, space for oven and hob, extractor hood and power points.

## First Floor Landing

Window to the rear aspect, stairs to second floor landing.

## Bedroom 1

Window to the rear aspect, ornate feature fireplace, storage cupboard and power points.

## Bedroom 2

Window to the front aspect, radiator, storage cupboard and power points.

## Bedroom 3

Window to the rear aspect, radiator and power points.

## En Suite

Karndean flooring, heated towel rail, tiled shower cubicle with power shower, low flush WC, wash hand basin with vanity unit.

## Bathroom

Window to the front aspect, radiator, laundry cupboard, heated towel rail, 4 piece bathroom suite comprising of :- panel enclosed bath with mixer taps, low flush WC, wash hand basin with vanity unit, and shower cubicle with mains shower,

## Second floor landing

Velux window to the rear aspect.

## Bedroom 4

Velux window to the rear aspect, radiator and power points.

## Bedroom 5/Office

Velux window to the rear aspect, storage into the eaves, radiator, TV and power points.

## Garden

South facing private rear garden, patio area, summer house, store, outside tap and light as well as side and rear access.

## Parking

Off-street parking through the shared under-pass, or on street resident permit parking.

## Rights of Access

It is common with rows of terrace properties to share access for the purposes of; taking out the bins and for property maintenance. The side access is shared with the neighbouring properties 31, 33, 35, 39 & 41. The exact wording together with title plan is held on file, in our office and can be shared with any interested parties.

Tel: 01482 861411

**\*\*A FABULOUS HOME LOCATED ON THE HIGHLY SOUGHT AFTER ROAD OF MINSTER MOORGATE\*\* WITH EXCEPTIONAL VIEWS OF THE HISTORICAL MINSTER IN ALL OF ITS GLORY\*\*** This beautiful period property boasts an unbeatable central location, just steps away from the hustle and bustle of the centre of Beverley. With a modern meets period design, the interior seamlessly blends contemporary features with classic character and charm. Featuring expansive windows that flood the space with natural light, the home exudes sophistication and class. The open-concept living area is perfect for entertaining guests or creates the ideal family environment, with a spacious kitchen that boasts top-of-the-line appliances and ample counter space. The home features off-street parking, a highly sought after feature which is a rarity in this location. The property briefly comprises; Entrance hall, downstairs WC, lounge, open plan kitchen/diner, five bedrooms, ensuite, family bathroom, south facing rear garden and off street parking. This unique property is sure to impress and is not to be missed!



Road Map



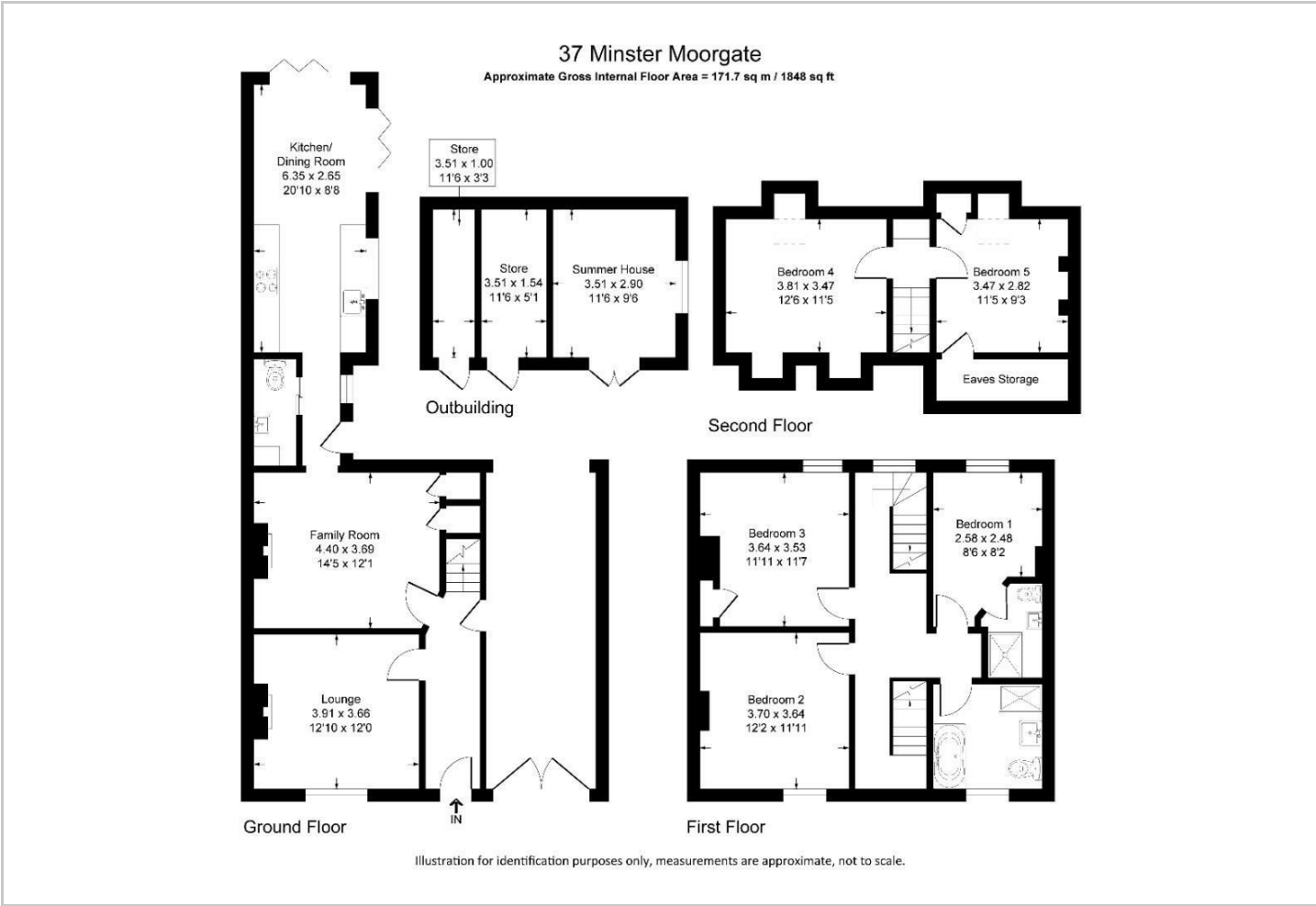
Hybrid Map



Terrain Map



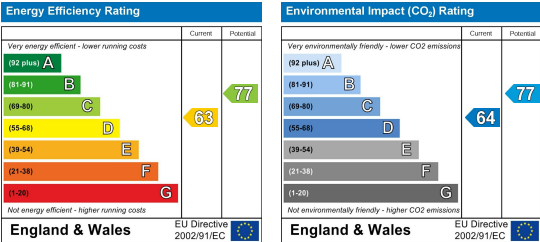
Floor Plan



Viewing

Please contact our Hunters Beverley Office on 01482 861411 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.