

## 83 Minster Moorgate, Beverley, HU17 8HP



**£595 PCM**

This delightful property consists of a period end town house situated in this prime residential location within Beverley's sought after Minster district. The property provides highly deceptive accommodation, larger than first appears, and has considerable charm and character. Benefiting from gas fired central heating the accommodation comprises in brief of a living room with open arch through to dining room, 18'6 fitted kitchen, rear lobby and bathroom with 3 piece suite. To the first floor the landing gives access to the 2 bedrooms, there is enclosed access from the second bedroom which leads up to a second floor third bedroom. The property has a walled courtyard to the rear. An extremely desirable home which is likely to have appeal to a wide variety of tenants.

## Ground Floor

### Entrance Door

Opens to:

### Living Room

**3.96m (13') x 3.09m (10'2) into recess**

Sash window to front, tiled floor, centres on attractive cast feature fireplace with tiled inlay and hearth, timber surround and electric fire, beamed ceiling, television aerial point, telephone point, open arch to:

### Dining Room

**3.39m (11'2) x 3.31m (10'11)**

Stairs to first floor, tiled floor, double glazed window to rear, radiator, television aerial point, beamed ceiling, telephone point.

### Kitchen

**5.63m (18'6) x 2.39m (7'10)**

Fitted with an excellent range of matching base and wall units incorporating roll edged worktops, stainless steel sink and mixer tap, plumbing for automatic washing machine and dishwasher, quarry tiled floor, 5 burner gas hob and electric oven, stainless steel extractor fan, tiled surrounds, cabinet under lighting, 3 windows.

### Rear Lobby

Quarry tiled floor and rear entrance door.

### Bathroom

3 piece suite comprising panelled bath, pedestal wash hand basin, low flush WC, all set within tiled surrounds, radiator, double glazed window, heated towel rail.

### First Floor

Giving access to the 2 bedrooms.

### Bedroom 1

**3.96m (13') x 3.17m (10'5)**

Double radiator, sash window to front, laminate flooring, television aerial point.

### Bedroom 2

**3.37m (11'1) x 2.62m (8'7)**

Radiator, sash window to rear, laminate flooring, doorway opens to:

### Revealed Staircase

Gives access to.

## Second Floor

### Bedroom 3

**3.29m (10'10) x 4.31m (14'2) into dormer**

Radiator, stripped floor, television aerial point, telephone point, doors open to substantial storage area.

### Outside

To the rear is an attractive cobbled courtyard set within walled perimeters, timber storage shed, outside tap.

### Location and Directions

Minster Moorgate lies within the highly regarded Minster district of Beverley on the periphery of the town centre. It is, therefore, ideally placed to take advantage of the many town centre amenities and also provides a convenient base for access to the local commuter networks, railway and bus stations. From our office in Saturday Market the property can be reached on foot by proceeding across the main market square towards Lairgate and proceed south along Lairgate until reaching Minster Avenue. Turn left into Minster Avenue and number 83 is situated on the right-hand side identified by our 'For Sale' board.

AWAITING  
ENERGY PERFORMANCE  
CERTIFICATE



### AGENTS NOTE

**These property details** are set out as a general outline only and do not constitute any part of an Offer or Contract. **Any services**, equipment, fittings or central heating systems have not been tested and no warranty is given or implied that these are in working order. Buyers are advised to obtain verification from their solicitor or surveyor. **Fixtures, fittings** and other items are not included unless specifically described. **All measurements**, distances and areas are approximate and for guidance only. Room measurements are taken to be the nearest 10cm and prospective buyers are advised to check these for any particular purpose, e.g. Fitted carpets and furniture.

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