



16 Minster Moorgate
Beverley, East Yorkshire HU17 8HR
Offers over £185,000

WP WOOLLEY
& PARKS

A BEAUTIFULLY PRESENTED HOME IN A PRIME CENTRAL LOCATION - WITH OFF STREET PARKING 360° VIRTUAL TOUR AVAILABLE ONLINE 24/7***

This traditional terrace cottage is situated in a prime town centre location, opposite the historic Beverley Minster and within easy walking distance of the many shops and amenities offered by this highly regarded market town. Unusually, the property, together with the adjoining end terrace, is NOT LISTED as it was a later addition to the street having been built as a pair, we understand, for the Chief Carpenter and his mother during historic refurbishment of The Minster - meaning any alterations to the property are not restricted in the same way as those properties that are listed. Another welcome benefit to the property is the provision of an off street parking space, situated at the rear from a private access way. Much improved and beautifully presented accommodation, with gas central heating and double glazing, includes an open plan living room leading into a fitted kitchen, with a rear utility lobby and bathroom completing the ground floor, and two well proportioned bedrooms to the first floor. Rear courtyard garden.



Living Room 11'8" x 11'7" (3.56m x 3.53m)

A modern composite entrance door, with double glazed panel detail, opens into the Living Room, with ceiling coving, oak effect laminate flooring, radiator, TV point and double glazed window to the front elevation. A chimney breast niche houses a stylish log burner, set upon a slate hearth, with open fronted cabinets to alcoves either side.

Dining Kitchen 11'7" x 9'10" (3.53m x 3.00m)

Open plan to the Living Room, creating a bright and airy social space, comprehensively fitted with a modern range of base and drawer units in a white, high gloss finish, with wood block work tops, stainless steel sink unit and splash back tiling. Integrated electric oven and hob with stainless steel extractor cowl above. Ceiling coving, oak effect laminate flooring, radiator, double glazed window to the rear elevation and stairs leading off.

Utility Lobby 5'4" x 5'4" (1.63m x 1.63m)

With recess spaces to accommodate freestanding washing machine and dishwasher, and wall cabinets to one side providing useful additional storage and concealing the gas combi boiler. With oak effect laminate flooring, double glazed window and painted timber external door to the garden.

Bathroom 7'10" x 5'4" (2.39m x 1.63m)

A modern white suite comprises of a panelled bath with mixer shower over and glass side screen, vanity hand basin with cabinet below, and a WC. With attractive tiling to splash backs, timber wall panelling to dado height, towel radiator, extractor fan and a double glazed window to the side elevation.

First Floor Landing

With ceiling coving and doors to the Bedrooms.

Bedroom One 11'9" x 11'5" (3.58m x 3.48m)

A very generous double room enjoying fantastic views of The Minster from a double glazed window to the front elevation. With pine flooring, ceiling coving and a radiator.

Bedroom Two 9'10" x 8'11" (3.00m x 2.72m)

Another double room, nicely proportioned, with pine flooring, radiator, ceiling coving, built in cupboard over the stairs and a double glazed window to the rear elevation.

Rear Garden

A pretty, part-walled courtyard garden is hard-landscaped for ease of maintenance, with crushed slate pathway, decked terrace and retained planting border. With hand gate access to the rear.

Parking

A hard-standing at the rear of the property provides a vehicle parking space, accessed from a private driveway to the side of the neighbouring property.

Measurements:

All measurements have been taken using a laser tape measure or taken from scaled drawings in the case of new build homes and therefore, may be subject to a small margin of error or as built.

Virtual Viewing/Videos

In view of the restrictions imposed by the Government in relation to Coronavirus, a 3D virtual Tour/video of this property has been commissioned to enable you to obtain a better picture of it before deciding to arrange a physical viewing. We accept no liability for the contents/omissions of the video/3D Tour and recommend a full physical viewing takes place before you take steps in relation to the property (including incurring expenditure).

New Viewing Protocols

In light of Government guidance regarding Coronavirus - new restrictions are in place and must be adhered to should you wish to view this property. These include completing an online health declaration form, limiting viewings to two people and for 15 minutes maximum. Viewers should also wear their own gloves as a minimum and other PPE as required. Further guidance will be given by our team.

Disclaimer:

These particulars are produced in good faith, are set out as a general guide only and do not constitute, nor constitute any part of an offer or a contract. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. Any intending purchaser should satisfy him/herself by inspection of the property or otherwise as to the correctness of each of the statements prior to making an offer. No person in the employment of Woolley & Parks Ltd has any authority to make or give any representation or warranty whatsoever in relation to this property.

Draft Details:

To date these details have not been approved by the vendor and should not be relied upon. Please confirm all details before viewing.







Ground Floor Building 1



1st Floor Building 1

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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Very energy efficient - lower running costs	Least	Very low environmental impact - lower CO ₂ emissions	Least
92-100 A		10-15 A	
82-91 B		16-20 B	
72-81 C		21-25 C	
62-71 D		26-30 D	
52-61 E		31-35 E	
42-51 F		36-40 F	
32-41 G		41-45 G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC