

# HUNTERS®

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## Trinity Lane

Beverley, HU17 0DY

Offers In The Region Of £325,000



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Council Tax: E



# 41 Trinity Lane

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## Entrance Hall

UPVC double glazed front entrance door, cloaks cupboard housing meters, radiator, power points and stairs ascending to the first floor landing.

## Open Plan Lounge Area

Double glazed window to the front aspect, coving, radiator, power points and TV point.

## Open Plan Kitchen Area

Double glazed bi-folding doors opening to the garden, a range of wall and base units with work surfaces and tiled splash backs, island housing sink and drainer unit with breakfast bar feature, integrated washing machine, integrated dishwasher, integrated fridge/freezer, electric oven, electric hob, extractor hood and power points.

## Guest Cloak Room

Radiator, wash hand basin with vanity unit and low flush WC.

## First Floor Landing

Double glazed window to the front aspect, radiator, stairs ascending to the first floor landing and power points.

## Bedroom 1

Double glazed window to the rear aspect, radiator, TV point and power points.

## En Suite

Tiled shower cubicle with power shower, wash hand basin with vanity unit, extractor fan and heated towel rail.

## Bedroom 2

Double glazed window to the front aspect, radiator and power points.

## Bathroom

Three piece bathroom suite comprising; panel enclosed bath with mixer taps and mains shower over, low flush WC, wash hand basin with vanity unit, heated towel rail and extractor fan.

## 2nd Floor Landing

Radiator and storage into the eves.

## Bedroom 3

Double glazed window to the front aspect, radiator and power points.

## Bedroom 4

Velux window to the side aspect, radiator, TV point and power points.

## Wash Room 2nd Floor

Low flush WC, wash hand basin with vanity unit and heated towel rail.

## Court Yard

Side entrance to the rear low maintenance court yard which has been Decked with plant and shrub borders, outside tap and lighting.

## Parking

Resident permit on street parking.

## A Stylish and Versatile Townhouse in the Heart of Beverley

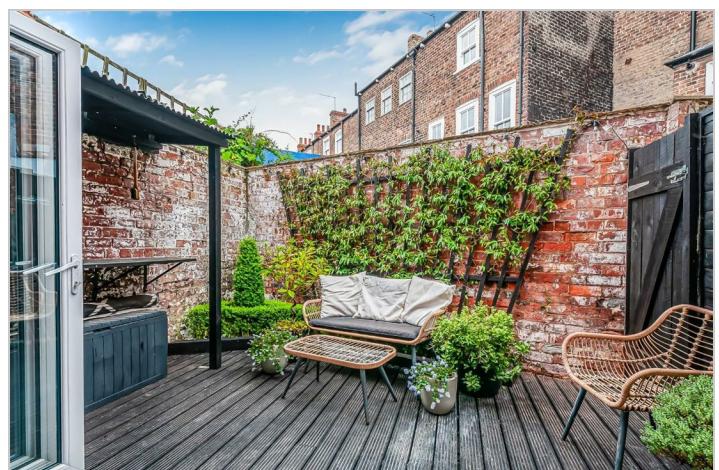
Nestled on the sought-after Trinity Lane, this beautifully presented townhouse offers a vibrant lifestyle right on your doorstep. Step outside and find yourself moments from the popular Flemlegate development, the train station, and the charming Wednesday Market — perfect for leisurely strolls and everyday convenience. Whether you drive or not, the superb location means you can leave the car behind and enjoy everything Beverley has to offer on foot.

Spanning three thoughtfully arranged floors, this contemporary home features a spacious open-plan lounge, kitchen, and dining area — ideal for modern living and entertaining. Bi-folding doors open out onto a private enclosed courtyard, creating a serene retreat to relax and unwind. A conveniently located guest WC completes the ground floor.

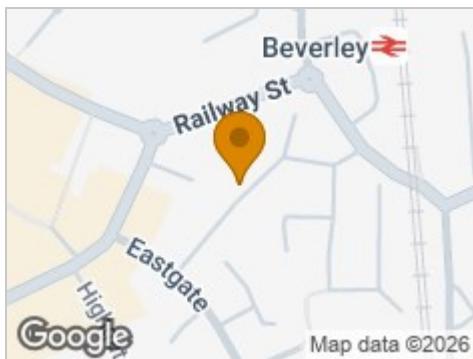
On the first floor, you'll find a generous master bedroom with its own stylish en suite, a further well-proportioned bedroom, and a sleek family bathroom. The second floor offers two additional bedrooms separated by a contemporary shower room — perfect for guests, older children, or a home office setup.

This property is as versatile as it is inviting, making it an ideal choice for first-time buyers, downsizers, second home seekers, or families — just as the current owners have enjoyed.

Internal viewing is highly recommended to fully appreciate the lifestyle and comfort this wonderful home provides.



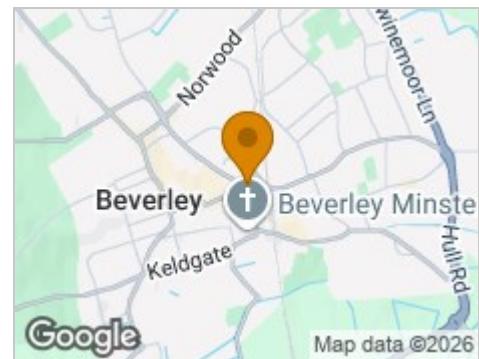
## Road Map



## Hybrid Map



## Terrain Map



## Floor Plan

### 41 Trinity Lane, HU17

Approximate Gross Internal Floor Area = 118.5 sq m / 1276 sq ft

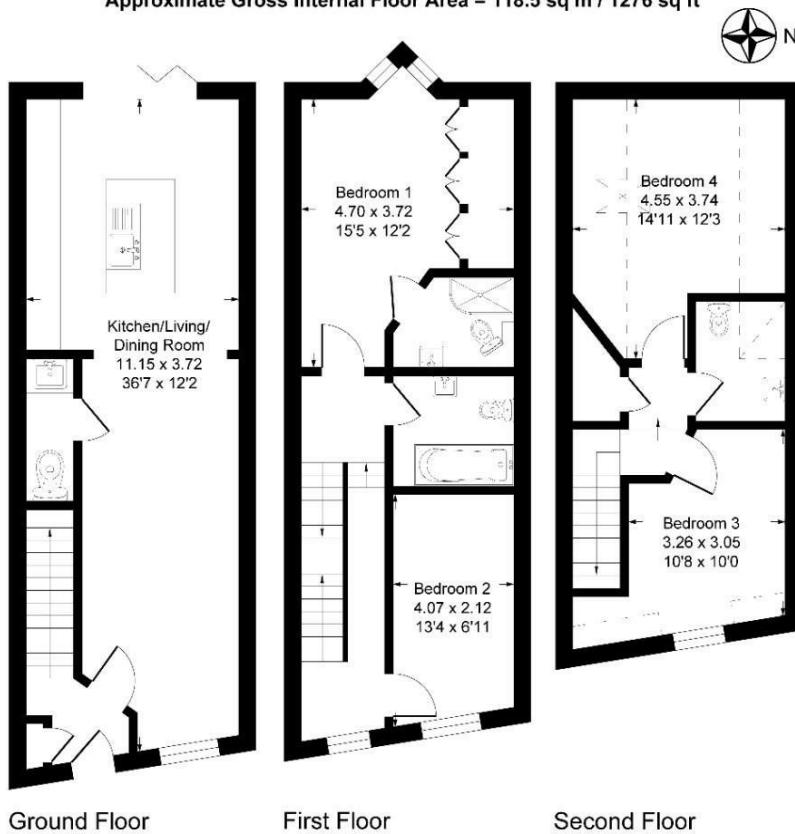
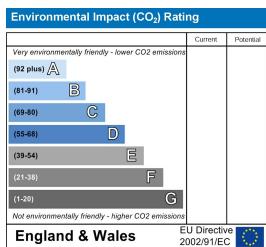
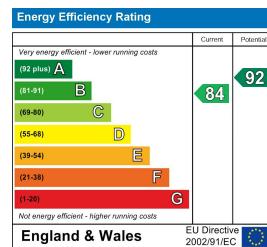


Illustration for identification purposes only, measurements are approximate, not to scale.

## 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.