

# HUNTERS®

HERE TO GET *you* THERE



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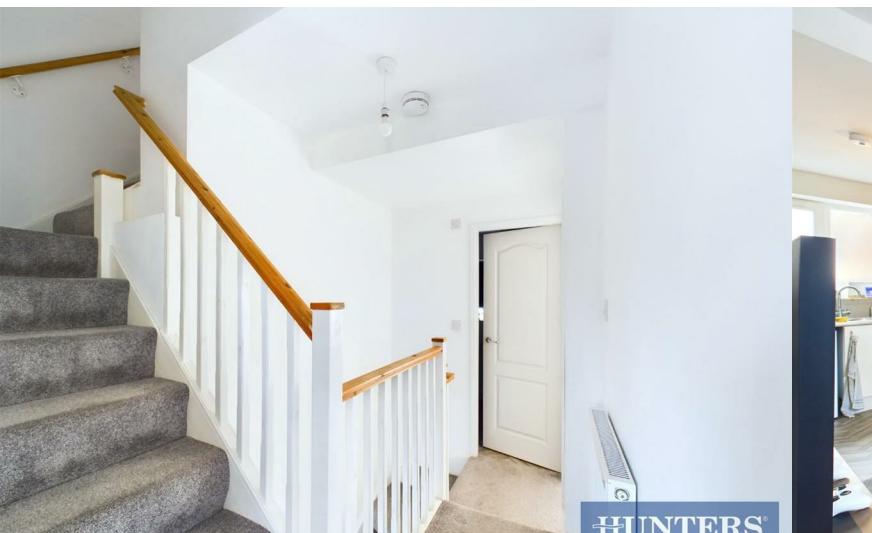
## Trinity Lane

Beverley, HU17 0DY

Offers In The Region Of £185,000



Council Tax: C



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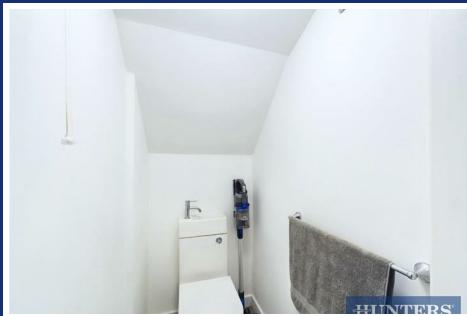


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# 45 Trinity Lane

Beverley, HU17 0DY

Offers In The Region Of £185,000



## Entrance Hall

Stairs to first floor landing, radiator and power points.

## Downstairs Cloakroom

Vinyl flooring, low flush WC, radiator and extractor fan.

## Lounge

Window to the front aspect, radiator and power points.

## Kitchen

Window to the rear aspect, vinyl flooring, range of wall and base units with roll top work surfaces, tiled splash back, sink and drainer unit, plumbed for washing machine, space for fridge/freezer, electric oven, electric hob, extractor hood and power points.

## Bedroom One

Velux window to the front aspect, fitted cupboards, radiator and power points.

## En Suite

Vinyl flooring, panel enclosed bath with mixer taps, low flush WC, wash hand basin with pedestal, heated towel rail and extractor fan.

## Bedroom Two

Window to the front aspect, radiator and power points.

## Bedroom Three

UPVC double glazed window to the rear aspect, radiator and power points.

## Shower Room

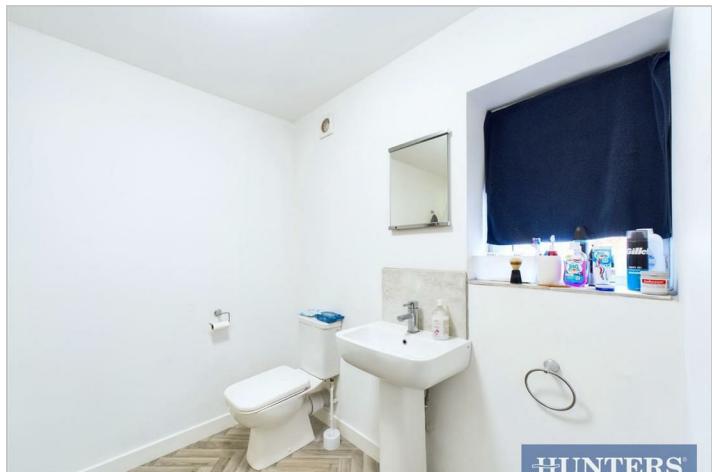
Window to the rear aspect, vinyl flooring, double shower with power, low flush WC, wash hand basin with pedestal, heated towel rail and extractor fan.

This charming mid-terrace house is a true gem waiting to be discovered. Boasting a open plan kitchen/lounge, three bedrooms, ensuite to the master bedroom and a well-appointed bathroom, this property is ideal for a small family or first-time buyers looking to settle in this picturesque town or a fabulous investment property.

One of the standout features of this lovely home is the abundance of natural light that fills the space, creating a warm and inviting atmosphere throughout. Imagine waking up to the gentle glow of sunlight streaming in through the windows, creating a serene and peaceful ambiance.

Convenience is key with this property, as it is perfectly situated close to all the amenities that Beverley has to offer. Whether you fancy a leisurely stroll to the local shops, a relaxing afternoon in a nearby park, or a delicious meal at one of the town's charming eateries, everything you need is just a stone's throw away.

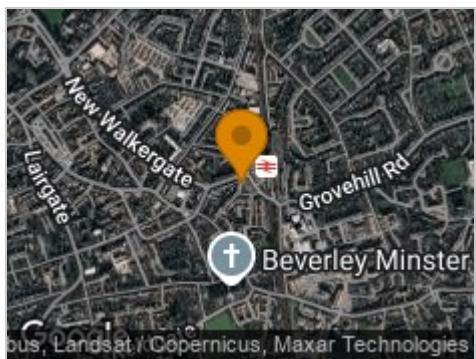
Don't miss out on the opportunity to make this beautiful property your own and experience the best of what Beverley has to offer. Book a viewing today and step into your future home on Trinity Lane.



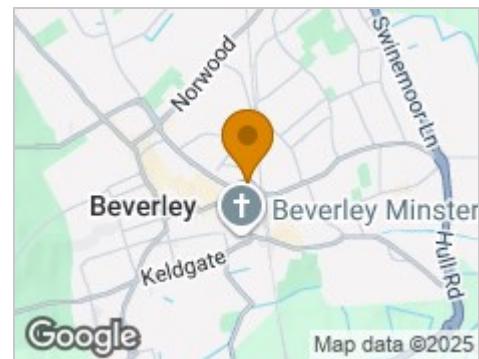
## Road Map



## Hybrid Map



## Terrain Map

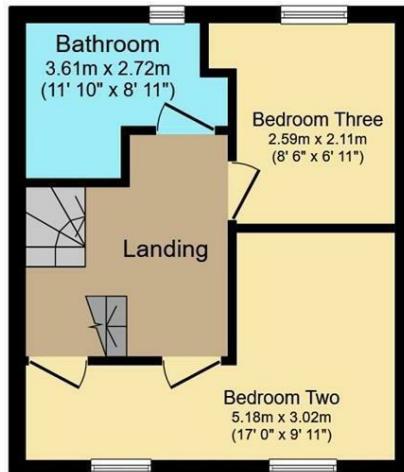


## Floor Plan



**Ground Floor**

Floor area 28.4 sq.m. (305 sq.ft.) approx



**First Floor**

Floor area 28.3 sq.m. (305 sq.ft.) approx



**Second Floor**

Floor area 28.4 sq.m. (305 sq.ft.) approx

Total floor area 85.0 sq.m. (915 sq.ft.) approx

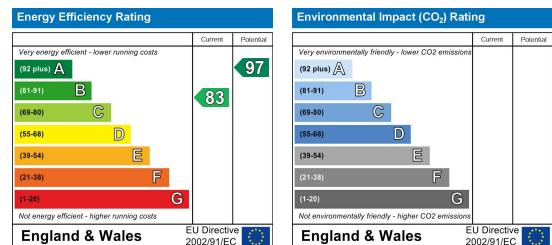
This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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## 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.