

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Trinity Grove

Beverley, HU17 0EB

Offers In The Region Of £150,000



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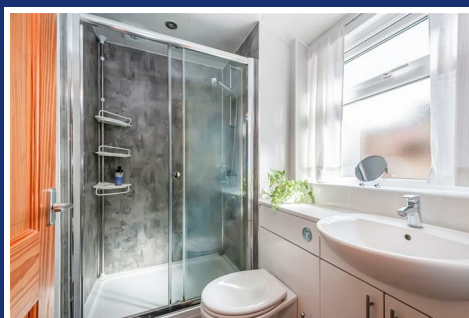
Council Tax: A



# 44 Trinity Grove

Beverley, HU17 0EB

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## ENTRANCE PORCH

UPVC double glazed front door.

## LOUNGE/DINER

UPVC window to the front aspect, coving, textured ceiling, radiator, laminate flooring, electric feature fireplace, power points and TV point.

## KITCHEN

UPVC window to the rear aspect, tiled flooring, skylight, radiator, range of wall and base units with roll top work surfaces, splash back, plumbed for washing machine, sink and drainer unit, space for fridge/freezer, electric oven with electric hob, extractor fan, power points and stairs to the first floor landing.

## DOWNSTAIRS SHOWER ROOM

UPVC window to the side aspect, panelled ceiling, heated towel rail, double shower with shower attachment, low flush WC, wash hand basin with vanity unit and extractor fan.

## BEDROOM ONE

UPVC window to the front aspect, textured ceilings, fitted wardrobes, radiator and power points.

## BEDROOM TWO

UPVC window to the rear aspect, textured ceiling, fitted wardrobes, radiator and power points.

## LOFT ROOM

Velux to the rear aspect, radiator and power points.

## GARDEN

Mainly laid to lawn with plant and shrub borders, wooden shed, patio area and rear entrance.

## PARKING

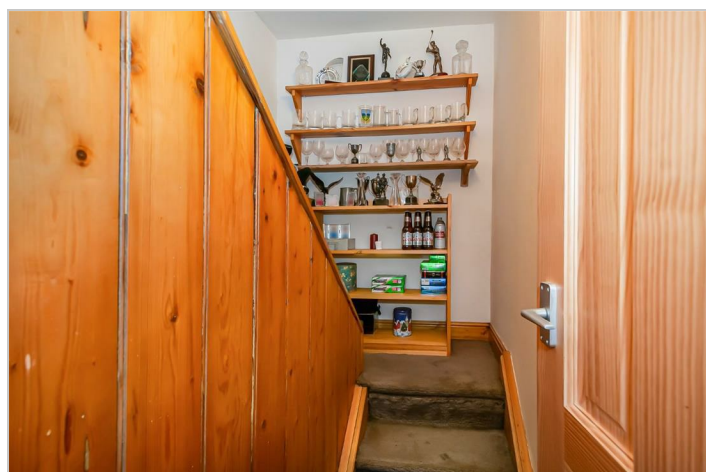
On Street permit parking to the front aspect.

Material Information - Hunters Beverley

Tenure Type; Freehold

Council Tax Banding; A

**\*\* A FABULOUS OPPORTUNITY TO OWN A PERIOD PROPERTY RIGHT IN THE HEART OF BEVERLEY'S TOWN CENTRE\*\* PERFECT FIRST TIME BUYER HOME\*\* INVESTMENT OPPORTUNITY\*\* AND ONE THAT IS NOT TO BE MISSED\*\* LOCATED METRES AWAY FROM THE POPULAR FLEMINGATE SHOPPING DEVELOPMENT\*\* This charming Victorian mid terrace home is within close proximity to a variety of local and high street amenities right on your very door step to soak up and enjoy. The property itself briefly comprises; Entrance porch, open plan lounge/diner, newly installed kitchen, newly installed downstairs shower room, two bedrooms, loft room, private rear garden and on street permit parking. Book your viewing today to avoid disappointment as these homes are rarely available and also popular!**



## Road Map



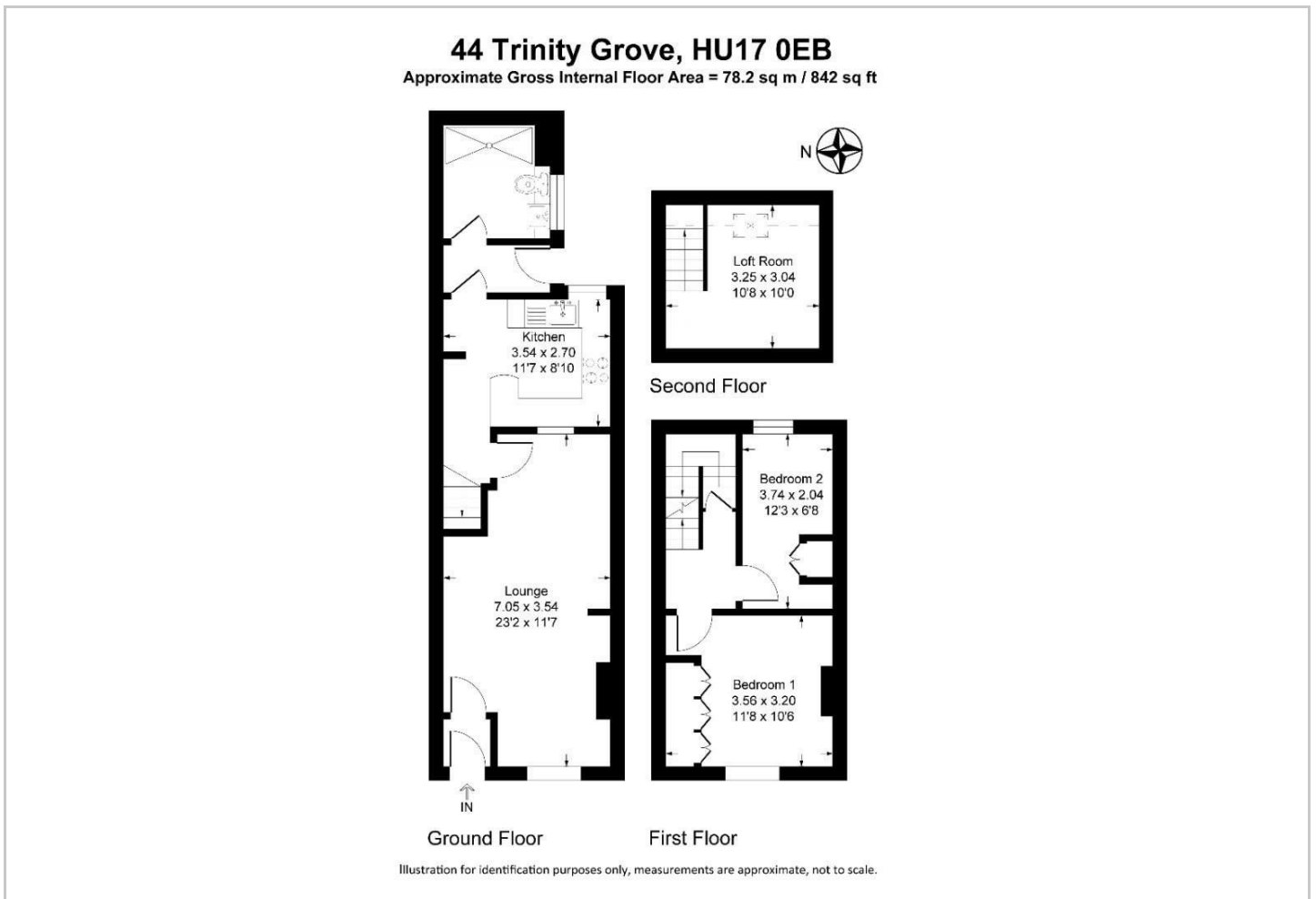
## Hybrid Map



## Terrain Map



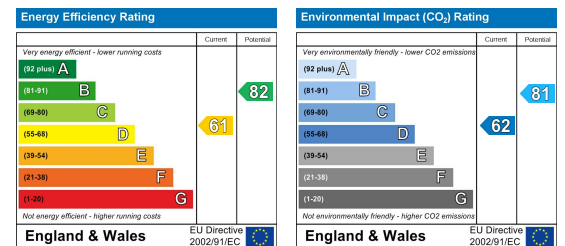
## Floor Plan



## 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.