

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Trinity Lane

Beverley, HU17 0DY

Offers In The Region Of £295,000



Council Tax: D



# 43 Trinity Lane

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## ENTRANCE HALL

Composite front entrance door, stairs ascending to the first floor landing, cupboard housing consumer unit and radiator.

## LOUNGE AREA

Double glazed window to the front aspect, understairs cupboard, radiators, TV point and power points.

## KITCHEN AREA

UPVC double glazed French doors opening to the rear aspect, a range of wall and base units with granite work surfaces, island unit with breakfast bar feature, splash backs, under counter sink and drainer unit, integrated dishwasher, integrated fridge/freezer, electric oven, gas hob, extractor hood and power points.

## DOWNSTAIRS TOILET

Low flush WC, wash hand basin with pedestal, radiator and extractor fan.

## FIRST FLOOR LANDING

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

## BEDROOM TWO

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

## BEDROOM THREE

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

## SHOWER ROOM

Part tiled walls, walk in shower enclosure with power shower, low flush WC, wash hand basin with pedestal, heated towel rail and extractor fan.

## SECOND FLOOR LANDING

Storage into the eaves.

## BEDROOM ONE

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

## EN SUITE BATHROOM

Velux window to the side aspect, free standing bath with mixer taps and overhead shower, low flush WC, wash hand basin with vanity unit, heated towel rail and extractor fan.

## GARDEN

Low maintenance garden with a decked patio.

## Material Information - Hunters Beverley

Tenure Type; freehold

Council Tax Banding; D

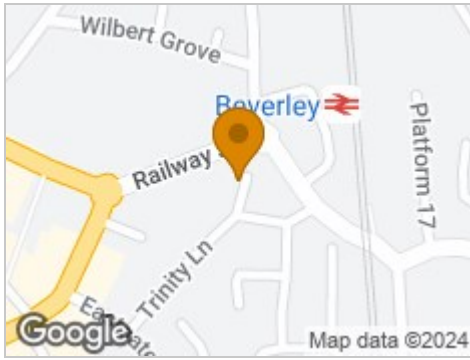
Welcome to Trinity Lane, a contemporary terrace home nestled in the heart of Beverley's bustling town centre. Immerse yourself in the vibrant energy of the area, with all amenities just a leisurely stroll away. With the train station at your doorstep, effortless travel to neighbouring cities or seaside escapes awaits.

Step inside to discover a fresh, modern interior spread across three floors. The expansive open-plan living kitchen beckons for lively gatherings with loved ones or serene moments of solitude. Three generously sized bedrooms and two well-appointed bathrooms offer versatile living arrangements.

Outside, a cosy nook provides the perfect spot to savour your morning coffee in peace. Experience the epitome of urban living combined with modern comfort at Trinity Lane.



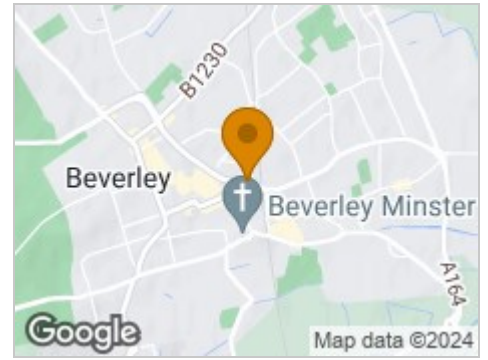
## Road Map



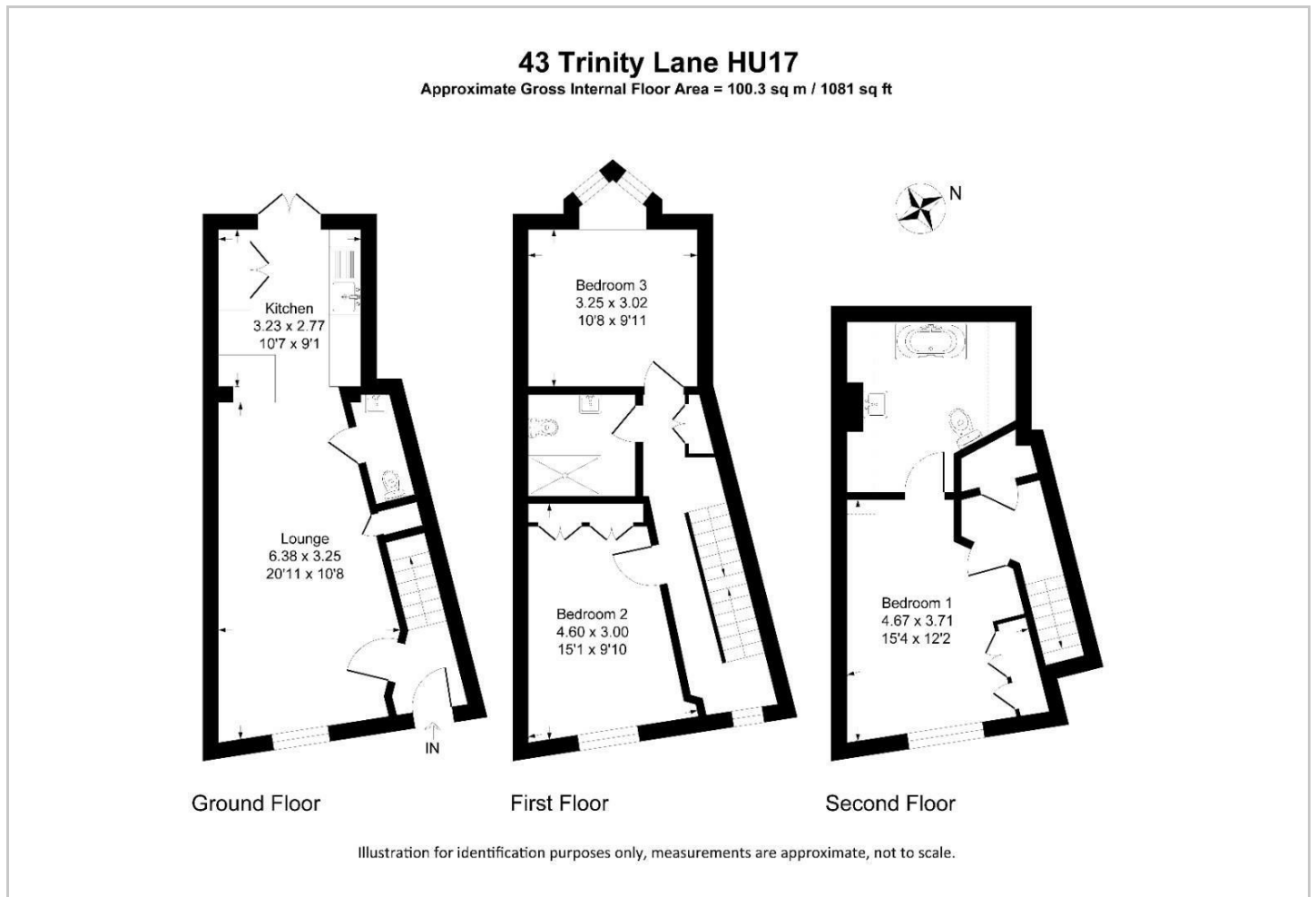
## Hybrid Map



## Terrain Map



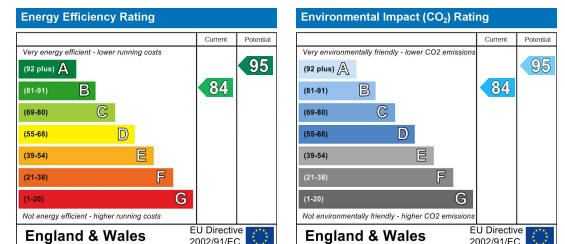
## Floor Plan



## 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.