



18 Trinity Court, Grovehill Road, Beverley, HU17 0EB

£120,000





# 18 Trinity Court, Grovehill Road

Beverley, HU17 0EB

- CENTRAL LOCATION
- FIRST FLOOR POSITION
- DESIGNATED PARKING SPACE
- PRIVATE ENTRANCE
- TWO GOOD SIZED BEDROOMS
- NO ONWARD CHAIN

A well maintained two bedroomed ground floor apartment in a central Beverley location, a stones throw from the railway station and only a few minutes walk to Wednesday market, Beverley town centre and Flemingate retail and leisure park. This apartment offers convenience in abundance with a fantastic location and designated off street parking, an ideal first home, investment or downsize option.

£120,000



## ACCOMMODATION COMPRISES

### ENTRANCE HALL

4'0" x 3'0" (1.24m x 0.92m )  
UPVC double glazed front door to privacy glass panels, laminate wood floor and a central ceiling light.

### LOUNGE DINER

15'1" x 12'3" (4.62m x 3.74m )  
Wood door with chrome handles, laminate wood floor, central ceiling light, front aspect uPVC double glazed window, electric radiator and an electric fire.

### KITCHEN

7'8" x 6'5" (2.36m x 1.97m )  
Wood door with chrome handles, vinyl floor, central ceiling light, uPVC rear aspect window, stainless steel drainer sink with mixer tap, integrated electric hob, electric oven, stainless steel cooker hood, range of wall and base units with splashback tiles.

### BEDROOM ONE

9'10" 239'6" x 10'0" (3.73m x 3.07m )  
Wood door with chrome handles, laminate wood floor, central ceiling light, front aspect uPVC double glazed window and a wall mounted electric radiator.

### BEDROOM TWO

9'8" x 6'3" (2.96m x 1.93m )  
Wood door with chrome handles, laminate wood floor, central ceiling light, rear aspect uPVC double glazed window and a wall mounted electric radiator.

### BATHROOM

6'3" x 6'2" (1.92m x 1.89m )  
Wood door with chrome handles, vinyl floor, central ceiling light, rear aspect uPVC double glazed privacy glass window, electric towel radiator, wash hand basin with vanity unit and mixer tap, low flush WC, shower cubicle with electric shower, full splashback tiles and a wall mounted vanity unit.





#### **HALLWAY**

5'8" x 2'11" (1.73m x 0.89m )

Laminate wood floor, central ceiling light and a storage cupboard.

#### **EXTERIOR**

A shallow gravel border with some shrubs, communal lawn and flagged path to the front door.

#### **COUNCIL TAX:**

We understand the current Council Tax Band to be A

#### **SERVICES :**

Mains water, electricity and drainage are connected.

#### **TENURE :**

We understand the Tenure of the property to be Leasehold. The terms of the lease is 999 years from 1985 with 959 years remaining.

#### **MORTGAGE CLAUSE :**

Stanford Grays provide independent financial advice through Tony Hammond of Hammond Financial. Further details and referrals immediately available through the Beverley Office Tel: (01482) 866304 and bevsales@stanfords.com.

**YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.**

#### **PROPERTY PARTICULARS DISCLAIMER :**

PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixture, fittings or services, and so does not verify they are in working order, fit for their purpose, or within ownership of the sellers, therefore the buyer must assume the information given is incorrect. Neither has the Agent checked the legal documentation to verify legal status of the property or the validity of any guarantee. A buyer must assume the information is incorrect, until it has been verified by their own solicitors."

The measurements supplied are for general guidance, and as such must be considered as incorrect. A buyer is advised to re-check the measurements themselves before committing themselves to any expense."

Nothing concerning the type of construction or the condition of the structure is to be implied from the photograph of the property.

The sales particulars may change in the course of time, and any interested party is advised to make final inspection of the property prior to exchange of contracts.

#### **MISREPRESENTATION ACT 1967**

These details are prepared as a general guide only, and should not be relied upon as a basis to enter into a legal contract, or to commit expenditure. An interested party should consult their own surveyor, solicitor or other professionals before committing themselves to any expenditure or other legal commitments.

If any interested party wishes to rely upon any information from the agent, then a request should be made and specific written confirmation can be provided. The Agent will not be responsible for any verbal statement made by any member of staff, as only a specific written confirmation should be relied upon. The Agent will not be responsible for any loss other than when specific written confirmation has been requested.



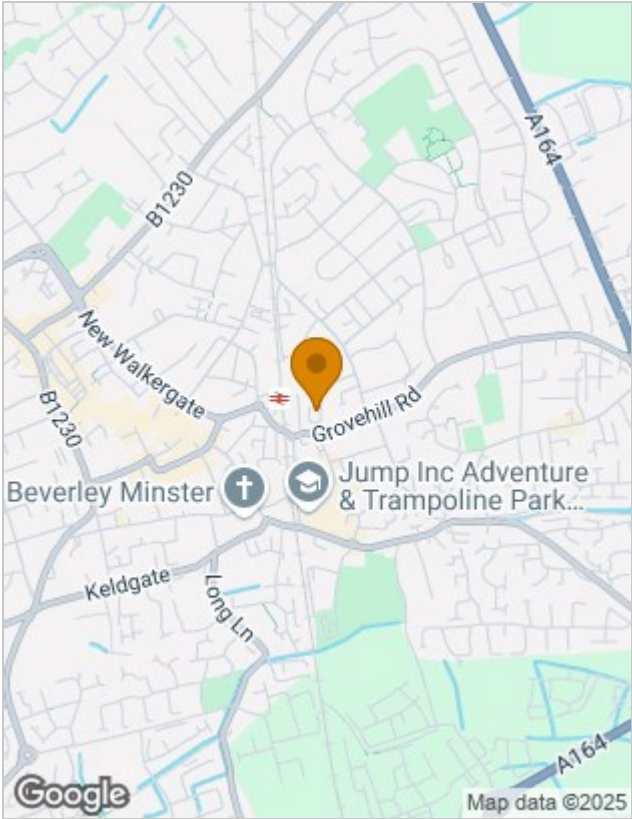




Floor Plans



Location Map



Energy Performance Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Viewing

Please contact our Beverley Office on 01482 866304 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.