

staniford grays



31 Outer Trinities, Beverley, HU17 0HN

£240,000





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Beverley, HU17 0HN

- FIRST FLOOR APARTMENT
- SPACIOUS LOUNGE
- NO CHAIN
- UNDERCOVER PARKING SPACE
- CENTRAL POSITION
- PATIO GARDEN

Town Centre Apartment in the Heart of Beverley

Perfectly positioned in the centre of Beverley, directly opposite the train station, this spacious two bedroom first floor apartment offers an exceptional blend of convenience, comfort and modern living.

From this prime location, you're just moments from Wednesday Market, Flemingate's retail and restaurants, and the leisure centre, putting everything Beverley has to offer right on your doorstep.

Inside, the apartment is surprisingly generous, featuring a 20ft lounge and dining area that provides a bright, open space for relaxing or entertaining. The modern kitchen includes room for a bistro table, ideal for casual dining, while both bedrooms benefit from fitted wardrobes and there's ample additional storage in the hallway.

The principal bedroom is particularly spacious, complemented by a contemporary bathroom finished to a high standard.

Externally, the property enjoys its own private patio garden, a useful brick built shed, and off-street parking, a rare advantage for such a central location.

Whether you're a professional seeking a home close to transport links, or someone who simply wants to enjoy Beverley's vibrant café culture and historic charm, this apartment offers the perfect town centre lifestyle.



£240,000



ACCOMMODATION COMPRISES

ENTRANCE HALL 15'7" x 3'8" (4.76m x 1.12m)
Wooden entrance door with double glazed privacy panels, carpeted floor, two pendant light fittings and a small storage cupboard.

STORAGE/UTILITY CUPBOARD 7'10" x 3'1" (2.41m x 0.94m)
Wooden door with chrome handles, carpeted floor and a pendant light fitting.

BATHROOM 7'10" x 6'11" (2.39m x 2.12m)
Wooden door with chrome handles, "Karndean" floor, ceiling spotlights, rear aspect hardwood double glazed privacy window, vanity unit with low flush WC and wash hand basin with mixer tap, bath with mixer tap and shower and splash back tiling.

BEDROOM ONE 13'7" x 10'4" (4.16m x 3.16m)
Wooden door with chrome handles, carpeted floor, pendant light fitting, front aspect hardwood double glazed window and fitted wardrobes.

BEDROOM TWO 11'3" x 8'0" (3.45m x 2.46m)
Wooden door with chrome handles, carpeted floor, pendant light fitting, rear aspect hardwood double glazed window and fitted wardrobes.

LOUNGE 19'7" x 16'9" (5.98m x 5.12m)
Wooden door with chrome handles, carpeted floor, two pendant light fittings, front aspect hardwood double glazed bay window, front aspect double glazed window, fireplace with marble hearth and back with wooden surround.

KITCHEN 13'1" x 8'1" (4m x 2.47m)
Wooden door with chrome handles, laminate floor, ceiling spotlights, rear aspect hardwood double glazed window, stainless steel drainer sink with mixer tap. Glass splash backs with integrated four ring gas hob with extractor, integrated oven and dishwasher, Bosch Fridge Freezer, plumbing for a washing machine and a range of wall and base units. Combi Glow Worm Boiler also located in a wall mounted cupboard.



GARAGE 18'10" x 9'0" (5.76m x 2.76m)
With electric roller door, power, light, water and hardwood rear aspect window.

EXTERIOR
To the front a single under cover car parking space. To the rear a flagged patio garden with brick shed.

COUNCIL TAX:
We understand the current Council Tax Band to be C

SERVICES :
Mains water, gas, electricity and drainage are connected.

TENURE :
We understand the Tenure of the property to be Leasehold. Lease Term 999 Years from 1986 . Ground Rent £75.00 per year.

MORTGAGE CLAUSE :
Staniford 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@stanifords.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.

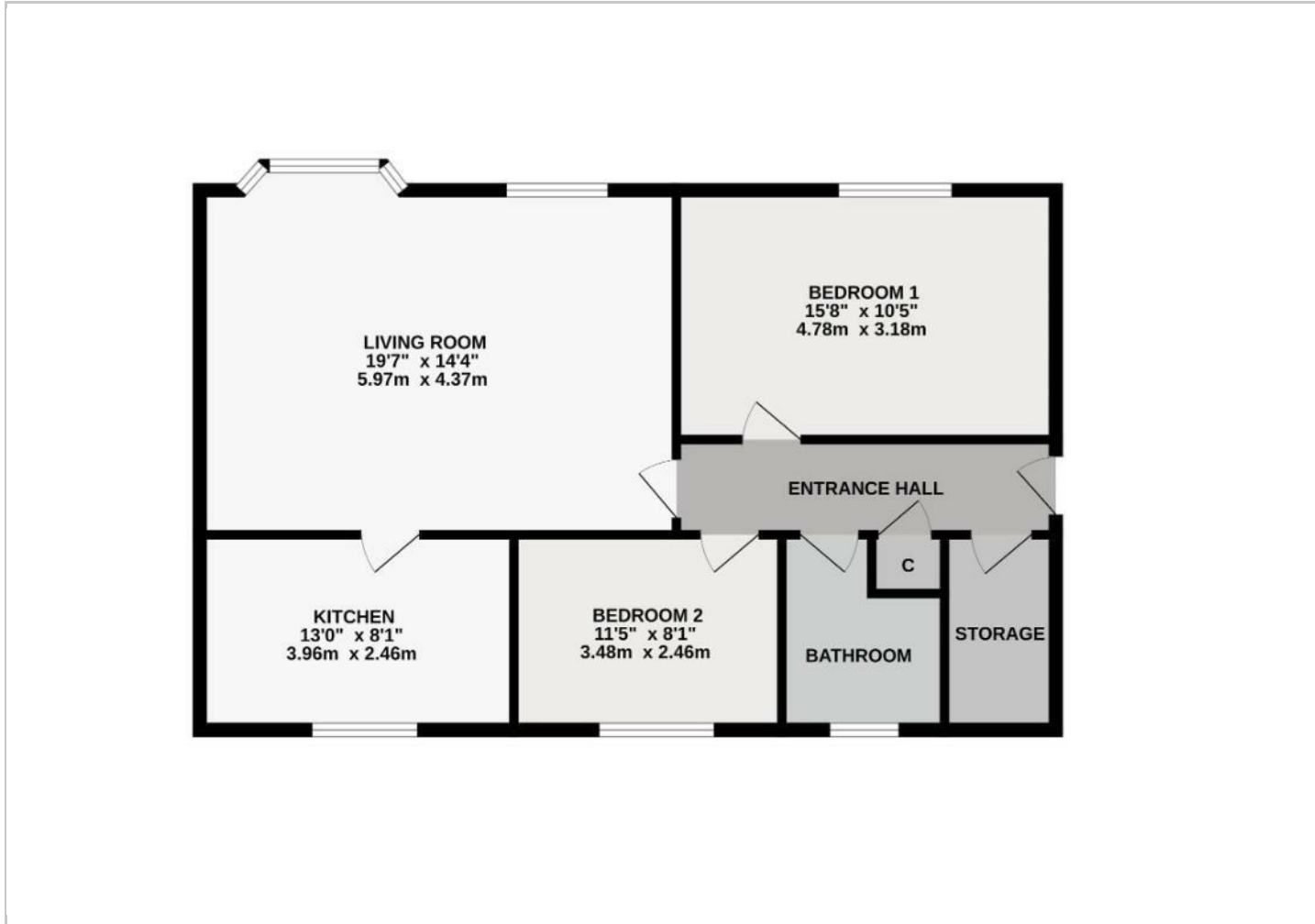
MISREPRESENTATION ACT 1967

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.

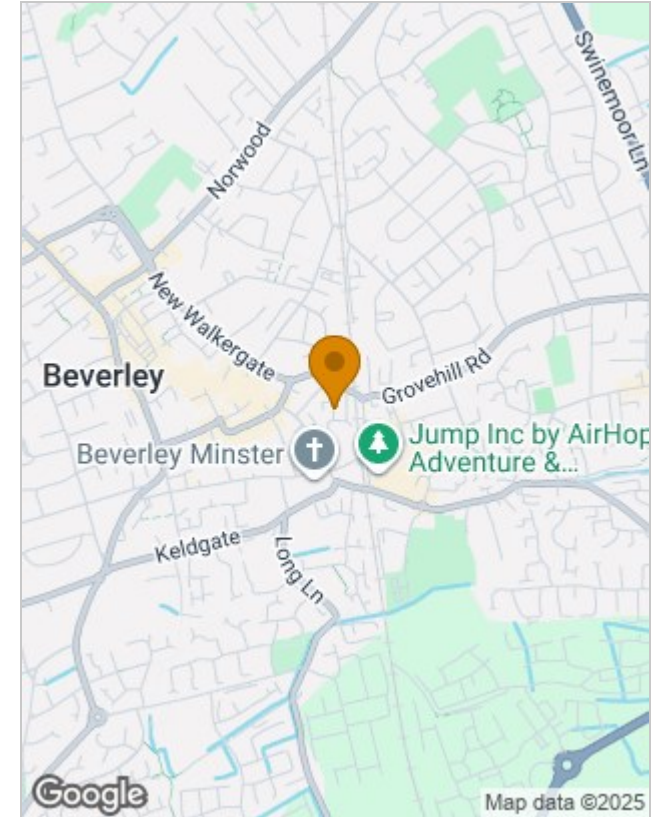
If any interested party wishes to rely upon any information from the agent, then a request should be made and specific written confirmation can be provided. The Agent will not be responsible for any verbal statement made by any member of staff, as only a specific written confirmation should be relied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



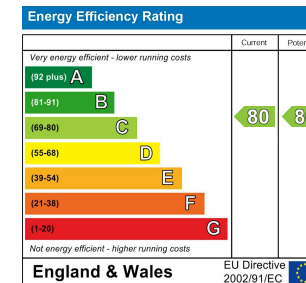
Floor Plans



Location Map



Energy Performance Graph



Viewing

Please contact our Beverley Office 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.