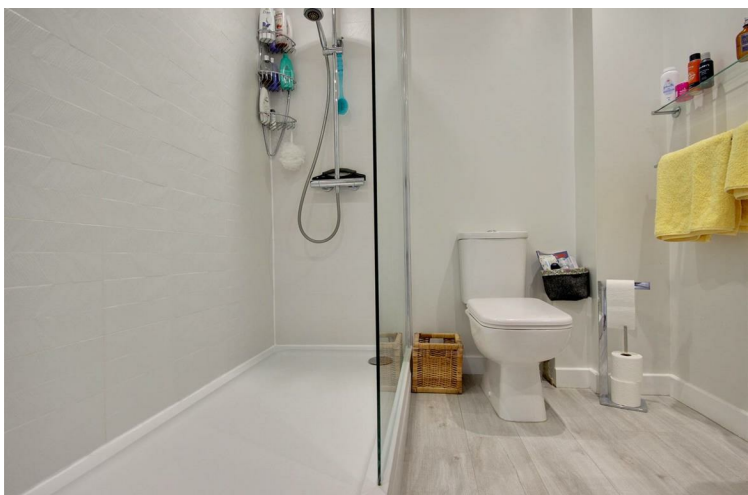




43 Trinity Lane, Beverley HU17 0DY
Offers Over £280,000

- Prime location.
- Close proximity to historic town centre and railway.
- Light and airy design throughout.
- Contemporary presentation.
- Flexible room uses.
- Open plan ground floor kitchen and living space.
- Ideal for modern living and entertaining.
- Over 1,000 square feet.
- Council Tax Band: D
- EPC Rating: B

Discover contemporary living at its finest in this stylish townhouse ideally situated only moments away from the historic town centre of Beverley and main line railway station. The accommodation is arranged over three floors offering versatile layout and designed for modern lifestyles.

Step inside to an inviting, open plan ground floor where the sleek fully equipped kitchen seamlessly flows into a bright and airy living space, perfect for entertaining or relaxing. Windows to front and rear flood the area with natural light creating a warm and welcoming ambience.

On the second floor you'll find a luxurious master suite complete with contemporary en suite shower room providing a private sanctuary. The flexible layout across the remaining floors allows for a variety of room uses whether you require additional bedrooms, a home office or a dedicated hobby space.

The property is presented with a keen eye for modern design featuring clean lines and neutral tones and quality finishes throughout. A small rear courtyard offers a tranquil outdoor retreat ideal for enjoying a morning coffee or an evening drink. This townhouse effortlessly combines modern convenience with a prime location placing you within easy reach of local amenities, cultural attractions and excellent transport links. Experience the perfect blend of style comfort and accessibility in this exceptional home.

LOCATION

The popular and highly regarded historic town of Beverley in East Yorkshire boasts an excellent range of local amenities and an extensive range of shops including many high street chains, numerous Public Houses and restaurants. There are also numerous landmarks including Beverley Minster and the open countryside of Westwood Pasture. The town is ideally placed for access to the surrounding areas including Hull, York, the M62 motorway as well as the coast.

THE ACCOMMODATION COMPRISES

GROUND FLOOR

ENTRANCE HALL

Staircase to first floor.

DOWNSTAIRS CLOAKS

Low level w.c. with wash hand basin and radiator.

LIVING ROOM

20'0" x 10'9" (6.10m x 3.28m)

With timber effect laminate flooring, pVCU sealed unit double glazed sash style window and radiator. Open to:

KITCHEN

11'4" x 9'0" (3.45m x 2.74m)

A lovely light and spacious space with contemporary base and eye level kitchen units having quartz work surfaces and matching breakfast bar incorporating an electric oven with gas hob and extractor filter over. Sink unit, integrated dishwasher, fridge freezer, space and plumbing for washing machine. French doors to the rear courtyard. Timber effect laminate flooring and radiator.

FIRST FLOOR

BEDROOM 3/SITTING ROOM

14'2" x 10'9" (4.32m x 3.28m)

Sealed unit double glazed sash style window and radiator.

BEDROOM 2

10'6" x 9'9" (3.20m x 2.97m)

pVCU sealed unit double glazed window and radiator.

SHOWER ROOM

Shower with glazed partition, wash basin and low level w.c. and radiator.

SECOND FLOOR

MASTER BEDROOM

14'2" x 10'9" average (4.32m x 3.28m average)

With fitted wardrobes, pVCU sealed unit double glazed window and radiator.

EN SUITE BATHROOM

10'3" x 8'3" (3.12m x 2.51m)

Freestanding contemporary style bath with chrome taps and ceiling mounted shower head. Wash basin with cupboards below and low level w.c. Sealed unit double glazed skylight and timber effect laminate floor.

OUTSIDE

To the rear of the property is a small courtyard area with composite decking and storage facility. An adjoining property benefits from a pedestrian right of way around the external space.

SERVICES

All mains services are available or connected to the property.

CENTRAL HEATING

The property benefits from a gas fired central heating system.

DOUBLE GLAZING

The property benefits from PVCu double glazing.

TENURE

We believe the tenure of the property to be Freehold (this will be confirmed by the vendor's solicitor).

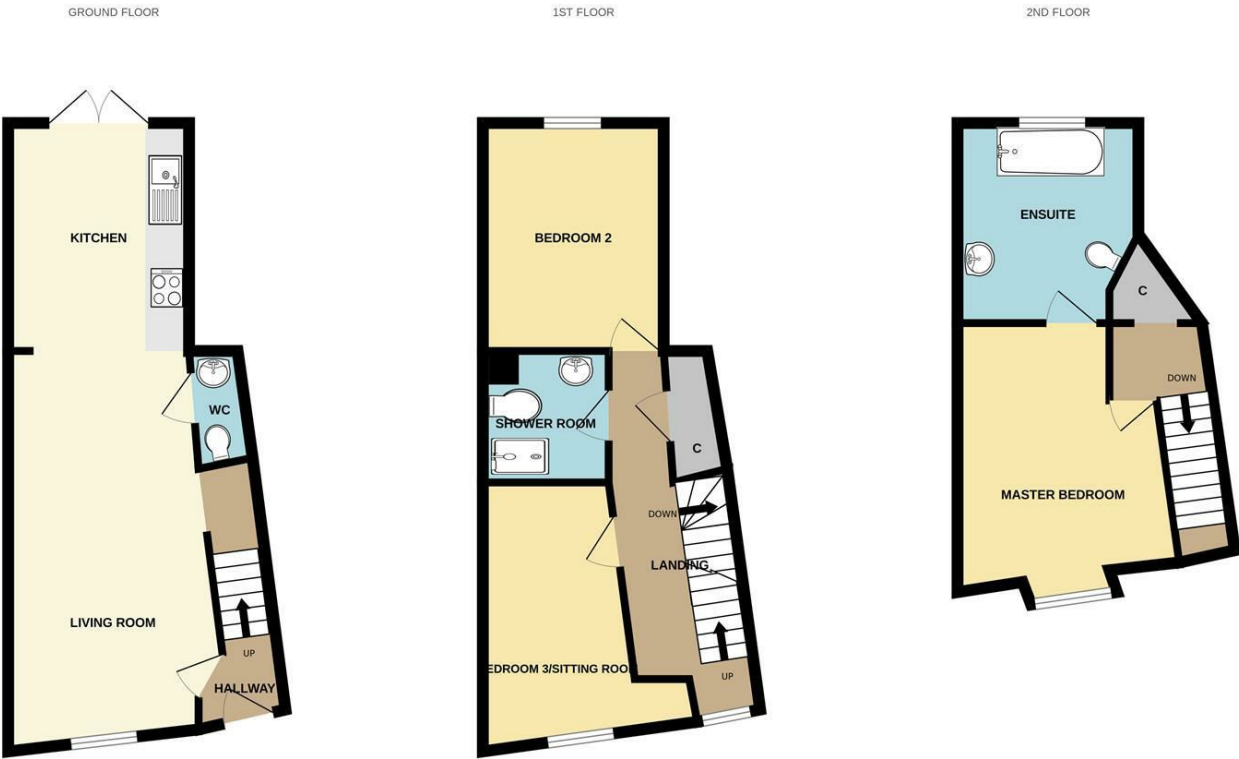
VIEWING

Please contact Quick and Clarke's Beverley office on 01482 886200 to arrange an appointment to view.

FINANCIAL SERVICES

Quick & Clarke are delighted to be able to offer the locally based professional services of PR Mortgages Ltd to provide you with impartial specialist and in depth mortgage advice. With access to the whole of the market and also exclusive mortgage deals not normally available on the high street, we are confident that they will be able to help find the very best deal for you.

Take the difficulty out of finding the right mortgage; for further details contact our Beverley office on 01482 886200 or email beverley@qandc.net



VIEWINGS Strictly by appointment through the Sole Agent's Beverley Office on 01482 886200 . The mention of any appliances &/or services within these sales particulars does not imply they are in full and efficient working order. ALL MEASUREMENTS ARE APPROXIMATE & FOR GUIDANCE ONLY We endeavour to make our sale details accurate & reliable, but if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so, particularly if contemplating travelling some distance to view the property. NONE OF THE STATEMENTS CONTAINED IN THESE PARTICULARS ARE TO BE RELIED UPON AS STATEMENT OR REPRESENTATION OF FACT. These sales particulars are based on an inspection made at the time of instruction and are intended to give a general description of the property at the time.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metropix ©2025