



29 Trinity Lane, Beverley, East Yorkshire, HU17 0DY

- Two Bedroom Mid Terrace House
- Entrance into Lounge
- Kitchen with Units and Sink
- Two First Floor Bedrooms
- Gas Central Heating System and Majority Double Glazing
- Offered For Sale with No Forward Chain
- Dining Room with Stairs off
- Ground Floor Bathroom with WC
- Rear Yard Area
- Viewing Via Leonards

Offers In The Region Of £145,000



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29 Trinity Lane, Beverley, East Yorkshire, HU17 0DY

Two bedroom mid terrace house. Offered for sale with No Forward Chain. The accommodation comprises:- Entrance into lounge, dining room, kitchen, ground floor bathroom, first floor with two bedrooms. Small rear yard area. Gas central heating system and majority double glazing. Viewing via Leonards please.

Location

The property is situated on Trinity Lane within easy walking distance of Wednesday Market and Beverley Town centre, Beverley railway station is also close by, Trinity Lane running between Eastgate and Railway Square in this popular part of the town.

Accommodation

The accommodation is arranged over two floors and briefly comprises of;

Lounge

10'4" to cb x 11'3" (3.168m to cb x 3.441m)

Approached from panelled entrance door. Window to the front elevation and radiator.

Dining Room

9'3" x 11'3" (2.825m x 3.448m)

Having enclosed stairwell leading up to first floor, small under stairs storage cupboard and radiator.

Kitchen

4'9" x 8'6" (1.473m x 2.612m)

With fitted base draw and wall units, work surfaces with tiled splash back inset stainless steel sink with mixer tap. Space for free standing cooker and plumbing for automatic washing machine. Window to the side elevation and radiator.

Bathroom & WC

5'10" x 8'2" (1.795m x 2.500m)

Having panelled bath with shower screen and mixer shower over, pedestal wash hand basin and WC. Windows to the side and rear elevations and radiator.

First Floor Landing

Small landing leading to;

Bedroom One

8'5" wardrobes to cb x 11'3" (2.580m wardrobes to cb x 3.451m)

Window to the front elevation, radiator and range of wardrobes and storage units over.

Bedroom Two

8'10" x 11'4" (2.717m x 3.478m)

Window to the rear elevation, radiator and boiler cupboard.

Outside

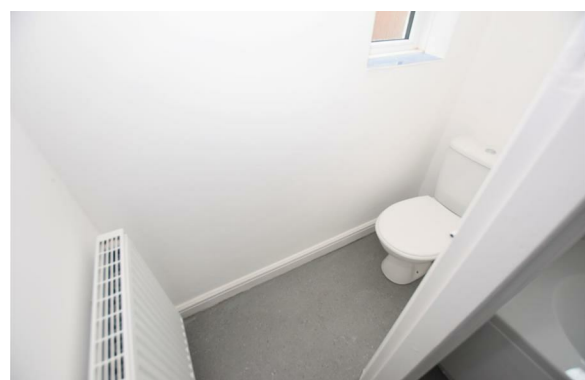
Enclosed small rear yard area.

Energy Performance Certificate

The current energy rating on the property is D (57).

Referral Fees

As part of our service, we often recommend buyers and sellers to our local conveyancing providers, namely Jane Brooks Law, Graham & Rosen and Brewer Wallace whereby we will obtain from them on your behalf a quotation. It is at your discretion whether you choose to engage the services of the provider that we recommend. Should you do so, you should know that we would expect to receive from them a referral fee of £104.17 + VAT (£125.00 including VAT) from Jane Brooks Law or £104.17 + VAT (£125 including VAT) from Graham & Rosen or £100.00 +VAT (£120.00 including VAT) from Brewer Wallace for each successful completion transaction for recommending you to them. We will also have a mortgage referral arrangement with Hull Moneyman for which we will receive a fee based on the procurement fee they receive. We also receive a referral fee for survey instructions passed to Graham Gibbs Associates of £20 + VAT (£24 including VAT).



Mortgage Advice

UK Moneyman Limited is now Leonards preferred partner to offer independent mortgage advice for the purchase of this or any other residential property. As a reputable Licensed credit broker, UK Moneyman will carry out a comprehensive search of a wide range of mortgage offers tailored to suit your particular circumstances, with the aim of saving you both time and money. Customers will receive a free mortgage appointment with a qualified Advisor. Written quotations on request. Call us today on 01482 375212 or visit our website to arrange your free, no obligation mortgage appointment. We may receive a fee if you use UK Moneyman Limited's services. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.

Services

The mains services of water, gas and electric are connected.

Purchaser Outgoings

From internet enquiries with the Valuation Office website the property has been placed in Band B for Council Tax purposes, Local Authority Reference Number BEV350029000. Prospective buyers should check this information before making any commitment to take up a purchase of the property.

Tenure

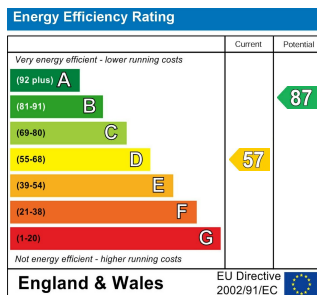
The tenure of this property is Freehold.

Viewings

Strictly through the sole agents Leonards 01482 375212/01482 330777

Free Sales Market Appraisal/Valuation

Thinking of selling your house, or presently on the market and not yet achieved a sale or the level of interest you expected*? Then why not contact Leonards for a free independent market appraisal for the sale of your property? We have many years of experience and a proven track record in the selling of properties throughout the city of Hull and the East Riding of Yorkshire. *Where your property is presently being marketed by another agent, please check you agency agreement for any early termination costs or charges which may apply.



Money Laundering Regulations 2003 & Immigration Act 2014: Intending purchasers will be asked to produce identification documentation at a later stage. 2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and accordingly if there is any point which is of particular importance, please contact our office and we will endeavour to check the position for you. 3. Measurements: These approximate room sizes or any stated areas are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture etc. 4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase. 5. Photographs & Floor Plans: Floor plans where supplied, are not to scale and are provided for general reference only, photographs may have been taken using a wide angle lens which also has the potential to make a room look larger and therefore please refer to the room measurements detailed within this brochure. 6. Leonards for themselves and their vendors of this property, whose agents they are given notice that these particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. Matters referred to should be independently verified by any prospective purchaser. Neither Leonards, nor any of its employees or agents has any authority to make or give any representation or warranty in relation to this property.

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