



**SYMONDS + GREENHAM**

*Estate and Letting Agents*



## 5 Telegraph House Trinity Lane, Beverley, HU17 0DZ

### £150,000

TWO BED FIRST FLOOR APARTMENT - WELL PRESENTED THROUGHOUT - SUPERB LOCATION - CLOSE TO FLEMINGATE AND TOLL GAVEL - EXCELLENT TRANSPORT LINKS - POPULAR LOCATION - SECURE OFF STREET PARKING

Located in Telegraph House on Trinity Lane in the heart of historic Beverley, this 2 bedroom fantastic apartment offers the perfect combination of town centre living and comfort. Ideally placed within walking distance of the train station, Flemingate shopping complex, and the bustling Toll Gavel, you'll find a superb range of shops, cafés, bars and restaurants right on your doorstep. Beverley is a charming, highly sought after market town, offering everything you could need in a picturesque setting.

The property is well presented throughout and benefits from secure off street parking and wonderful views of Beverley Minster, making it an ideal choice for first time buyers, downsizers or investors alike. The accommodation comprises an entrance hall, a stylish kitchen diner and a spacious lounge on the ground floor, complete with a striking spiral staircase leading to the first floor. Upstairs are two lovely bedrooms and a modern shower room.

Externally, there's a petite private outdoor space — perfect for enjoying a morning coffee or a spot of alfresco dining.

A charming home in Telegraph House on Trinity Lane, combining character, convenience and comfort in one of East Yorkshire's most desirable towns.

BOOK YOUR VIEWING NOW!

#### **COUNCIL TAX BAND**

Symonds + Greenham have been informed that this property is in Council Tax Band C.

#### **DISCLAIMER**

Symonds + Greenham do their utmost to ensure all the details advertised are correct however any viewer or potential buyer are advised to conduct their own survey prior to making an offer.

#### **DOUBLE GLAZING**

The property has the benefit of double glazing.

#### **TENURE**

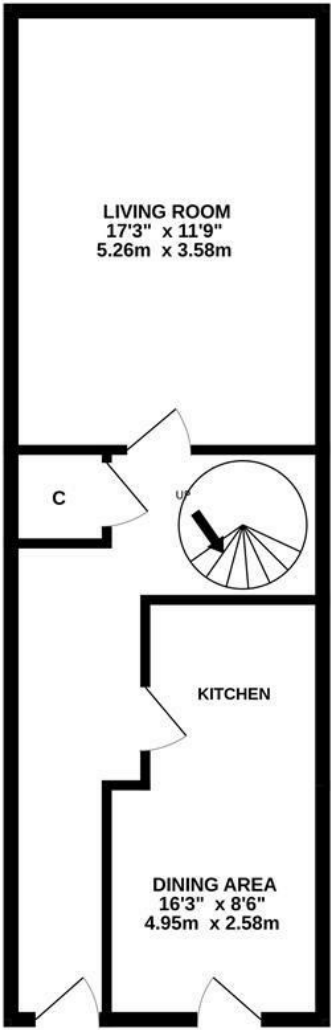
Symonds + Greenham have been informed that this property is Leasehold.

If you require more information on the tenure of this property please contact the office on 01482 444200.

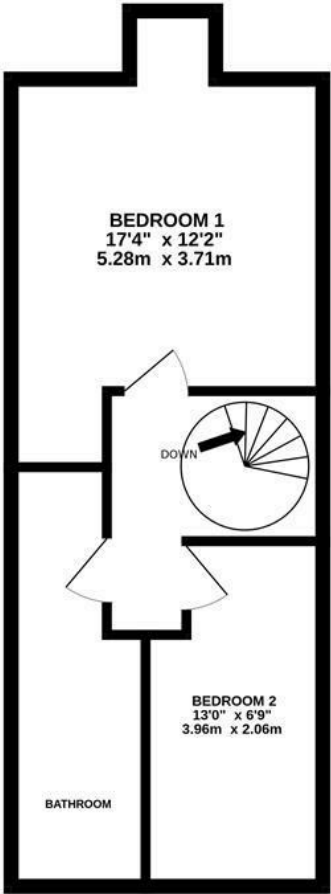
#### **VIEWINGS**

Please contact Symonds + Greenham on 01482 444200 to arrange a viewing on this property.

GROUND FLOOR  
484 sq.ft. (44.9 sq.m.) approx.



1ST FLOOR  
396 sq.ft. (36.8 sq.m.) approx.



TOTAL FLOOR AREA: 880 sq.ft. (81.8 sq.m.) approx.

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.

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

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(02 plus) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC

