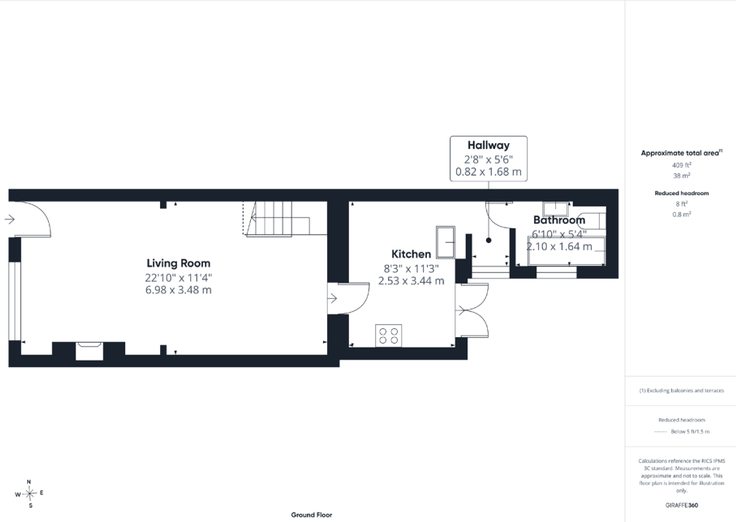
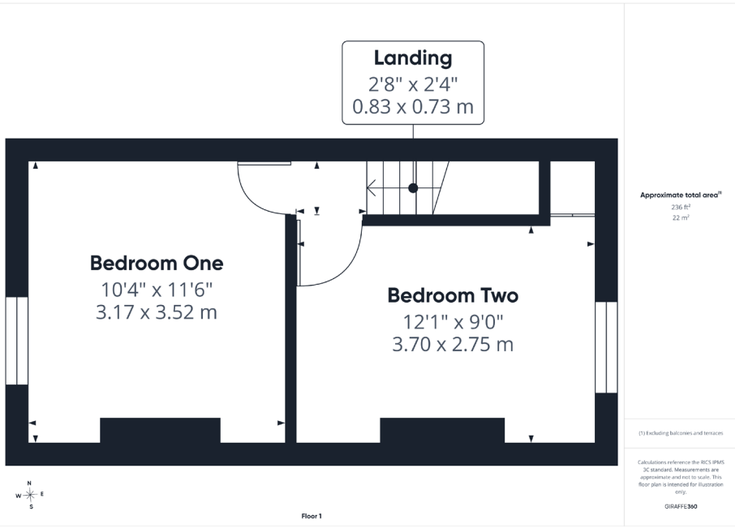
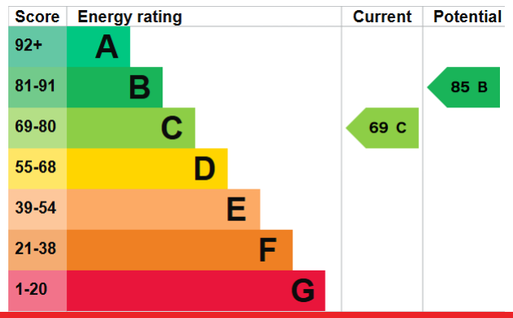












HEATING AND INSULATION
The property has gas-fired radiator central heating and uPVC double glazing.

SERVICES
All mains services are connected to the property. None of the services or installations have been tested.

TENURE
The property is Freehold and offered with the benefit of vacant possession upon completion.

COUNCIL TAX
Council Tax is payable to the East Riding of Yorkshire Council. The property is currently shown as listed in Council Tax Band 'A'.

VIEWING
Strictly by appointment with the sole agents on 01482 866844.



Asking Price £175,000

42 Trinity Grove, Beverley, HU17 0EB





12 Market Place, Beverley | 01482 866844 | www.dee-atkinson-harrison.co.uk

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Dee Atkinson & Harrison



42 Trinity Grove, Beverley, HU17 0EB

DESCRIPTION

A delightful 2 bedroom period terrace house with a large garden in this appealing street providing great access to Beverley railway station and the town centre. Trinity Grove is a no through road and provides better parking potential than most central locations. The house is in very good condition and is also unusual for having such a good-sized garden. There is no forward chain and early viewing is essential.

This delightful 2 bedroom period terraced house is in very good condition and has the added benefit of a large rear garden. Trinity Grove is also known for being sought after as it is centrally located with a no through road that not only gives great access to Beverley town centre and the railway station but also has better parking potential than many nearby streets. The house offers a large reception room, 2 double bedrooms and a modern kitchen and bathroom.

With gas fired central heating and uPVC double glazing it comprises: an almost 23' Living Room, a full width modern Kitchen, a utility space, a modern Bathroom and two Double Bedrooms. There is a large rear garden with plenty of space for seating, gardening and storage needs.

This lovely terraced home is offered with no forward chain and in such a central location we expect it to be very popular. Early viewing is highly recommended though we do also offer a 360 degree tour which will offer an excellent insight in the first instance.

LOCATION

Trinity Grove lies off Grovehill Road, close to where it starts near Beverley railway station so offers superb access to that as well as the town centre and also the Flemingate centre. Beverley is a highly regarded market town and the county town of East Yorkshire. It is renowned for its Georgian architecture and thriving town centre with its mix of independent shops, pubs, restaurants and other amenities. Its famous Westwood offers great walks and accommodates Beverley racecourse and the nearby Minster is a stunning example of Gothic religious architecture.

ACCOMMODATION

Living Room - a spacious living room with a period style fireplace, window to the front and a staircase to the first floor.

Kitchen - unlike many properties of its type this offers a full width kitchen allowing for more space to accommodate the range of base and wall mounted Shaker style units which incorporate a gas hob and electric oven. There is a slate style tiled floor and French doors to the garden. There is a utility space between the kitchen and bathroom with plumbing for an automatic washing machine and a window to the side.

Bathroom - a three piece suite comprising a panelled bath with swing shower screen and shower over, a low flush WC and a wash hand basin. There is a window to the side, a slate style tiled floor, extensively tiled walls and a backlit mirror.

First Floor Landing

Bedroom 1 - a double bedroom with a window to the front.

Bedroom 2 - a double bedroom with a window to the rear and a cupboard housing a gas fired boiler.

OUTSIDE

Gardens - there are good sized gardens to the rear of the house with a patio area and lawn as well as gravelled and bark chipped areas. There is timber fencing to the perimeter and a timber shed. A gate gives access to a footpath.



