

# Quick & Clarke

PROPERTY SPECIALISTS

Grindell House, 35 North Bar Within, Beverley,  
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**16 Trinity Lane, Beverley HU17 0DY**  
**Guide Price £300,000**

Beverley | Cottingham | Hornsea | Willerby

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- Period property.
- Contemporary accommodation.
- Deceptively spacious. Almost 1,000 square feet.
- Open plan living room.
- Stunning kitchen/orangery.
- Spacious master bedroom.
- Amazing family bathroom.
- Enclosed courtyard garden to rear.
- Short walk to Beverley town centre.
- Council Tax Band: C EPC Rating: C

A wonderful combination of Period living within the heart of Beverley town centre which offers stunning contemporary accommodation internally and is deceptively spacious, extending to almost 1,000 square feet.

The property is presented to the highest order both inside and out having superb open plan living room at ground floor leading to a super kitchen/orangery at the rear whilst at first floor the master bedroom is particularly spacious along with a useful second bedroom and a simply stunning first floor bathroom.

This incredible house offers the occupier the ability to enjoy not only the quality of accommodation that it offers but within a very short walk of the varied and extensive amenities of the centre of this historic market town as well as Beverley Minster.

#### 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

#### LIVING ROOM

23'3" x 14'3" (7.09m x 4.34m)

A lovely spacious multi-functional room featuring a contemporary log burner with timber floor, part panelled walls and return staircase to first floor with under stairs storage cupboard. PVCu sealed unit double glazed sash window and vertical radiator.

#### KITCHEN / ORANGERY

15'10" x 14'0" (4.83m x 4.27m)

Offering an extensive range of gloss units incorporating a double oven with microwave and four ring hob as well as single drainer sink unit, integrated fridge freezer and wine fridge. There is a central breakfast bar with part glass roof, PVCu sealed unit double glazed French doors to garden and contemporary vertical radiator.

### FIRST FLOOR

#### MASTER BEDROOM

14'10" x 14'0" (4.52m x 4.27m)

A range of fitted wardrobes, PVCu sealed unit double glazed sash window, down lighters and vertical radiator.

#### BEDROOM 2

8'1" x 6'10" (2.46m x 2.08m)

Period fireplace, sash window and radiator.

#### BATHROOM

15'6" x 7'7" (4.72m x 2.31m)

A stunning suite comprising freestanding bath with separate oversize shower, twin pedestal wash basins, tiled floor and walls. PVCu sealed unit double glazed sash window, chrome towel radiator and vertical radiator.

#### OUTSIDE

To the rear of the property is an extremely useful enclosed courtyard garden offering private entertaining 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 majority 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](mailto: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 is given to their operation or efficiency can be given. Made with Metropix (C)2006