



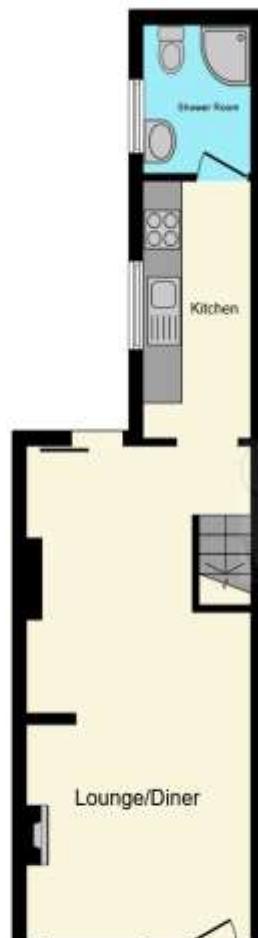
Trinity Grove, Grovehill Road, BEVERLEY, HU17 0EB

Welcome to

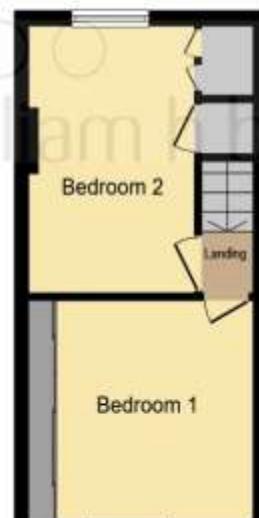
Trinity Grove, Grovehill Road BEVERLEY

Charming cottage-style middle house in Beverley town centre, close to the station and Flemingate. Featuring a 23' lounge/dining room, kitchen, ground floor shower room, two double bedrooms, and a delightful secret rear garden.

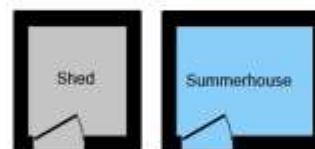




Ground Floor



First Floor



Outbuilding

Through Lounge/Dining Room

23' 2" x 11' 5" (7.06m x 3.48m)

Kitchen

11' 9" x 4' 9" (3.58m x 1.45m)

Ground Floor Shower Room

Landing

Bedroom One

10' 3" x 9' 6" plus wardrobes (3.12m x 2.90m plus wardrobes)

Bedroom Two

12' 3" x 9' 3" (3.73m x 2.82m)

Outside

To the rear of the property is a surprisingly large garden area with seclusion which comprises of a paved patio area to the house area through to a lawned garden with decked seating area. Set within the garden are two timber store sheds one with adjoining covered area.

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

Welcome to

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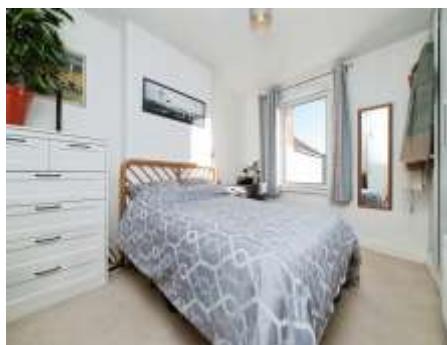
- Most appealing cottage-style middle house
- Beverley town centre location
- Railway station and Flemingate shopping/leisure complex at the top of the street
- Surprising secret rear garden with store areas
- 23' through lounge/dining room, kitchen, ground floor shower room, and two double bedrooms

Tenure: Freehold EPC Rating: D

Council Tax Band: A

offers over

£170,000



view this property online williamhbrown.co.uk/Property/BEV107336

Directions to this property:

See map below for directions. For more information, contact the branch on 01482 880488.



Please note the marker reflects the postcode not the actual property



Property Ref:
BEV107336 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

 **william h brown**



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