



Trinity Lane, Beverley, HU17 0DY

A magnificent Georgian residence perfectly placed within the heart of this highly sought after historic market town of Beverley!

This property is presented to the highest standard throughout with an impressive, successful blend of original features brought together beautifully by the present owner with modern day features.

The charming internal accommodation is appealing from the minute you walk in the door flowing beautifully from room to room with so much character. Discerning purchaser's cannot fail to be impressed.

The entrance hall extends through to a spacious open plan living room with a feature wood burning stove creating a lovely focal point to the room. Bright and spacious throughout extending through to an attractive well equipped breakfast kitchen with a feature lantern skylight roof bringing natural light flowing through to this well planned domestic preparation area. French doors provide views and access to the walled courtyard beyond.

To the first floor there are 2 aesthetically pleasing bedrooms, the master bedroom has a range of full width wardrobes. The bathroom is designed to reflect the character of the property with an impressive quality 5 piece suite with tasteful fixtures and fittings. Outside to the rear a lovely walled courtyard garden can be found which is tiered to create a patio/seating area.

Additionally, there is a gas central heating system and double glazing throughout.

It is hard to describe just how much this property has to offer, internal viewing is not only highly recommended but is essential in order to appreciate the size and standard of the property.

There are many other characterful features - too numerous to mention.

A very special desirable property - one not to be missed!

Key Features

LOCATED IN THE HEART OF
BEVERLEY

PRESENTED TO A HIGH STANDARD
THROUGHOUT

FULL OF CHARM AND CHARACTER

2 BEDROOMS

IMPRESSIVE 5 PIECE BATHROOM

DOUBLE GLAZING

GAS CENTRAL HEATING SYSTEM

MUST BE VIEWED

Location

This appealing property couldn't be better placed to enjoy all that Beverley has to offer. The town has an impressive mix of independent traders together with high street stores. The Flemingate shopping centre is just a short stroll from the property as are other amenities for everyday living. There are health centres, fitness centres, post office and library within the square.

Beverley plays host to a weekly Saturday and Wednesday ?? market not to mention the many seasonal events throughout the year!

Historic landmarks close by are plentiful and for those wishing to spend quality leisure time with friends and family the vibe within the town has grown to create an appealing cosmopolitan choice of well visited and vibrant cafe bars and restaurants.

Regular road and rail connections provide easy access to the nearby villages and coastal resorts.

To experience not just a place to live but as an everyday living experience., Beverley is most defiantly the place to be!

Property Description

Ground Floor

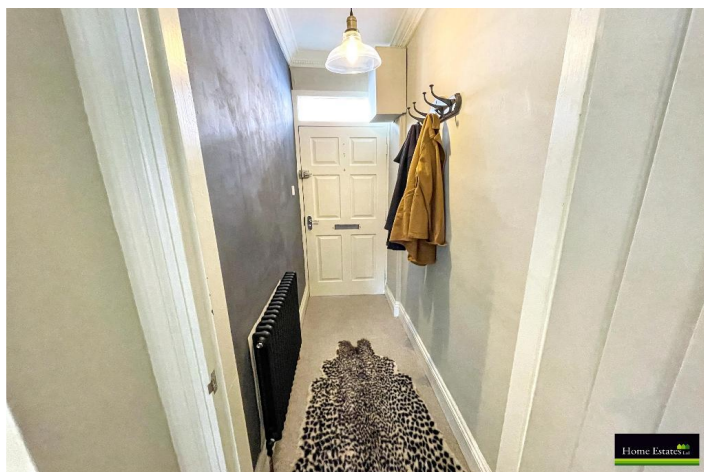
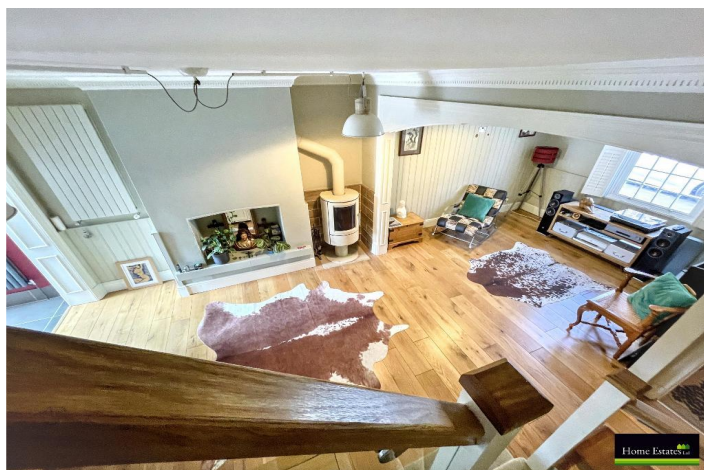
Entrance - Front entrance door with overhead screen window leads through to the entrance hall.

Entrance Hall - Cloaks area.
Ornate cornice.
Classic style radiator.

Lounge - 23' 5" x 9' 11" (7.14m x 3.03m) Extremes to extremes.
Open plan.
Multi paned sash window with aspect over the front of the property.
Turned staircase off to the first floor with a glass and wood feature balustrade enclosure.
Chimney breast with open display shelving.
Wood burning stove fire.
Under stairs cloaks cupboard.
Ornate coving.
Recessed down lighting.
Feature panelling to the walls.
Oak grained effect engineered solid panel wood flooring.

Open arch leads through to the dining kitchen.

Dining Kitchen - 15' 7" x 14' 3" (4.76m x 4.36m) Extremes to extremes.
Double glazed multi paned French doors providing views and access to the rear courtyard garden.
Range of high gloss base, drawer and wall mounted units



with a built in grill, oven and microwave.
 Integrated washing machine.
 Integrated dishwasher.
 Integrated fridge/freezer.
 Built in low level wine rack.
 Work surface housing a single drainer sink unit with a mixer tap over and a feature brick effect tiled splash back surround.
 A further work surface housing a 5 burner hob.
 Built in and matching breakfast bar.
 Recessed down lighting.
 Concealed gas central heating boiler.
 Feature lantern skylight window.
 Classic style upright radiator.
 Coordinating ceramic tiled flooring.



First Floor

Landing - Glass and wood enclosure.

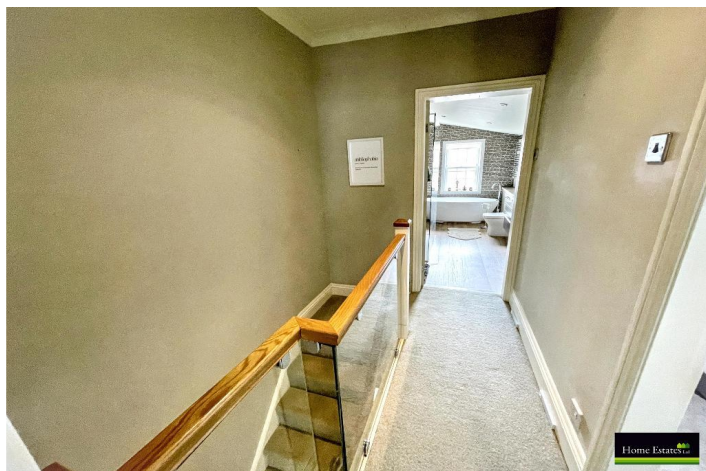
Bedroom One - 14' 9" x 11' 10" (4.52m x 3.61m) Extremes to extremes.

Multi paned double glazed sash window with aspect over the front of the property.
 Range of full width slide robes with built in furniture and hanging rails.
 Coving.
 Recessed down lighting.
 Upright classic style radiator.

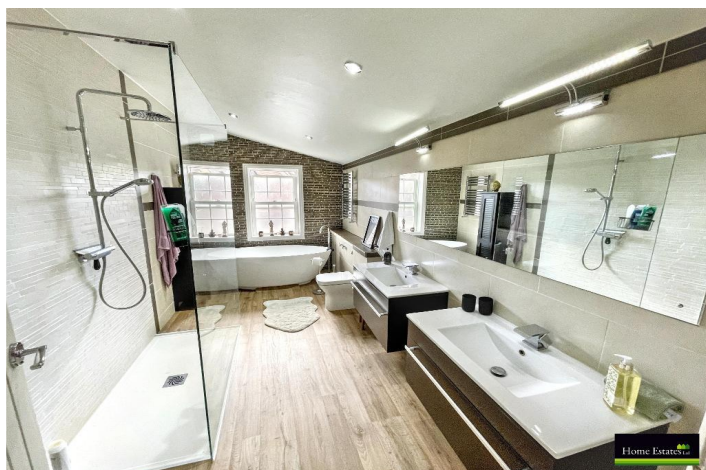


Bedroom Two - 8' 2" x 6' 10" (2.49m x 2.11m) Extremes to extremes plus recess.

Multi paned sash window with aspect over the rear courtyard area.
 Fireplace with open display niche.
 Loft hatch through to the roof void.
 Coving.
 Radiator.



Bathroom - 5-piece suite comprising of his and hers wall mounted vanity wash hand basins with storage space beneath, freestanding bath tub with mixer tap over, triple walk in shower enclosure with a chrome effect flexi shower and rain water shower head over and built in low flush W.C.
 Contrasting tiled surround.
 Wall mounted chrome effect upright towel rail/radiators.
 Over the wash hand basins are wall light points and recessed down lighting.
 Chrome fittings to the sanitary ware.
 Double glazed opaque sash style window.
 Extractor fan.
 Wall mounted cabinet.



Exterior

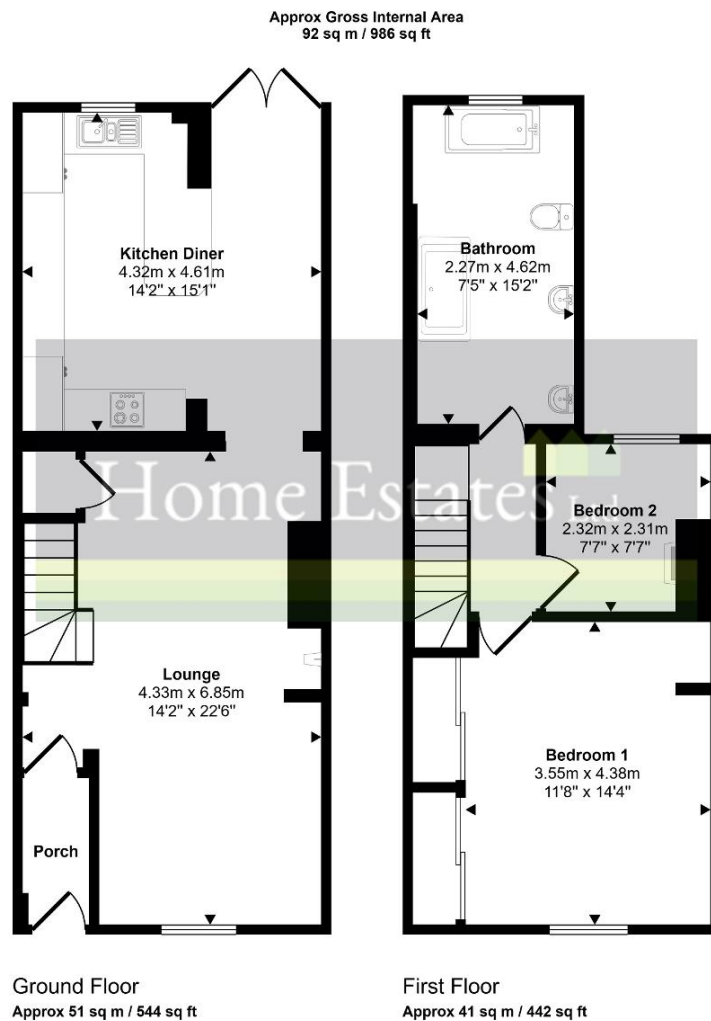
Rear Garden - Outside to the rear, the area has been tiered to create a patio/seating area and low maintenance garden.

Low level flower and shrub borders.
Enclosed with brick boundary and perimeter walls.
External water supply.
External lighting.
External electric sockets.

Council tax band: C

MONEY LAUNDERING REGULATIONS 2017: 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 will be no delay in agreeing the sale. 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 to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture. 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. These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate and we have not tested any fitted appliances, electrical or plumbing installation or central heating systems.





This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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