



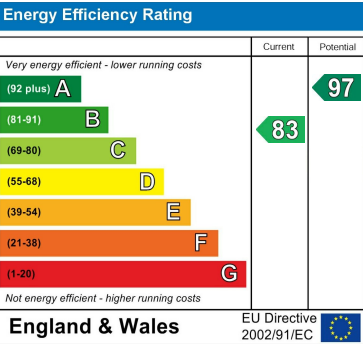
Trinity Lane, Beverley, HU17 0DY
Offers Over £175,000


Bannister

Trinity Lane, Beverley, HU17 0DY

Key Features

- Situated in the Heart of Beverley Close to Amenities
- Mid Terraced Property Spread over Three Floors
- Entrance Hall,, Lounge Open Plan To The Kitchen
- Cloakroom/w.c., 3 Bedrooms Main with En Suite Bathroom
- Shower Room. Early Viewing Is A Must
- Ideal Property for the FTB/Investor Developer
- EPC - B

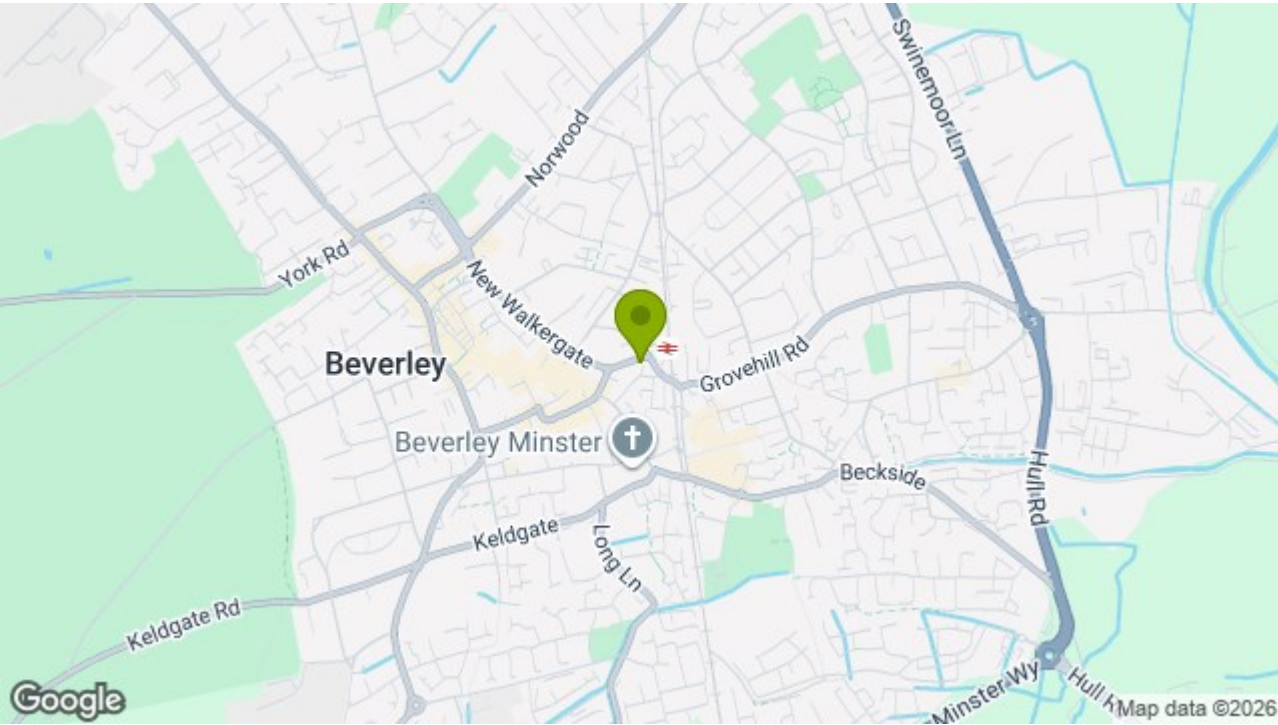


A charming three-bedroom mid-terraced property, ideally situated in the heart of Beverley and offering well-presented accommodation throughout.

This delightful home would make an ideal choice for first-time buyers, a small family or investors looking for an excellent addition to their portfolio. The property briefly comprises a welcoming entrance, open-plan kitchen and lounge, three bedrooms, an en-suite shower room to the principal bedroom and a well-appointed family bathroom.

Perfectly positioned on Trinity Lane, the property is within easy reach of the wealth of amenities Beverley has to offer, including independent shops, cafés, restaurants, leisure facilities and beautiful open spaces. The town centre is easily accessible, making this an excellent location for those looking to enjoy everything this popular market town has to offer.

Whether you are looking for your first home, a family property or a sound investment opportunity, this charming home is certainly worthy of an early viewing. Don't miss the opportunity to make it your own





BEVERLEY

The market town of Beverley is famous for its Minster, Westwood, racecourse & market places and is steeped in history. The town offers a vast array of local shops and amenities and railway station and is located some 10 miles North of the City of Hull, 25 miles southeast of York. Good road & rail connections offer easy access for the A63/M62 motorway link, Humber Bridge & the East Coast.

GROUND FLOOR

ENTRANCE HALL

with entrance door and stairs to the first floor.

LOUNGE AREA

with window to the front elevation.

KITCHEN AREA

with a range of base and wall units, laminate work surfaces, sink unit, breakfast bar, electric oven and hob, extractor hood, space for fridge and freezer, splash back tiling, plumbing for automatic washing machine and window to the rear elevation and door.

CLOAKROOM/W.C.

with w.c., vinyl floor covering and extractor fan.

FIRST FLOOR

BEDROOM 2

with two windows to the front elevation.

BEDROOM 3

with window to the rear elevation.

SHOWER ROOM

with a three piece suite, comprising shower in cubicle wash hand basin, w.c. vinyl flooring, window and extractor fan.

SECOND FLOOR

BEDROOM 1

with velux windows and built in cupboard.

ENSUITE BATHROOM

with a three piece white suite, comprising panelled bath, wash hand basin, w.c. and velux window.

OUTSIDE

Please note there is no outside space, just access for the bins

GENERAL INFORMATION

SERVICES - Mains water, electricity, gas and drainage are connected to the property.

CENTRAL HEATING - The property has the benefit of a gas fired central heating system to panelled radiators.

DOUBLE GLAZING - The property has the benefit of some double glazing.

COUNCIL TAX - From a verbal enquiry/online check we are led to believe that the Council Tax band for this property is Band C. (East Riding Of Yorkshire Council). We would recommend a purchaser make their own enquiries to verify this.

VIEWING - Strictly by appointment with the sole agents.

FIXTURES & FITTINGS - Carpets, curtains & light fittings may be purchased with the property and these will be specified upon inspection but would be subject to separate negotiation.

THINKING OF SELLING?

We would be delighted to offer a FREE - NO OBLIGATION appraisal of your property and provide realistic advice in all aspects of the property market. Whether your property is not yet on the market or you are experiencing difficulty selling, all appraisals will be carried out with complete confidentiality.

MORTGAGES

The mortgage market changes rapidly and it is vitally important you obtain the right advice regarding the best mortgage to suit your circumstances.

We are able to offer professional independent Mortgage Advice without any obligation. A few minutes of your valuable time could save a lot of money over the period of the Mortgage. Professional Advice will be given by Licensed Credit Brokers. Written quotations on request. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.

TENURE.

We understand that the property is Freehold. This should be clarified by your legal representative.

AGENTS NOTES

Philip Bannister & Co.Ltd for themselves and for the vendors or lessors of this property whose agents they are give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct and any intending

purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of Philip Bannister & Co.Ltd has any authority to make or give any representation or warranty whatever in relation to this property. 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, particularly if you contemplate travelling some distance to view the property.

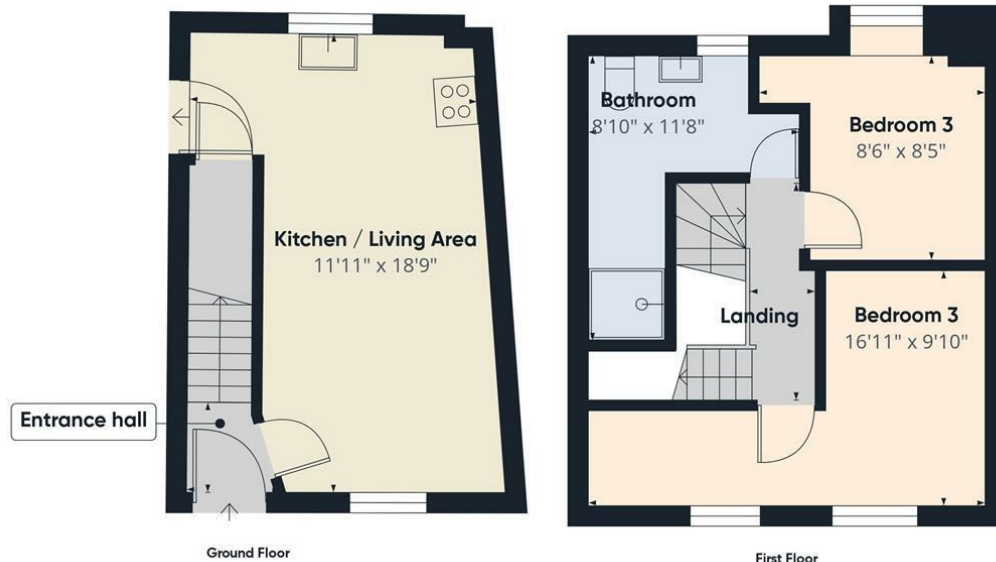
Philip Bannister & Co.Ltd advise they do not test fitted appliances, electrical and plumbing installation or central heating systems, nor have they undertaken any type of survey on this property. These particulars are issued on the strict understanding that all negotiations are conducted through Philip Bannister & Co.Ltd. And prospective purchasers should check on the availability of the property prior to viewing, Photograph Disclaimer - In order to capture the features of a particular room we will mostly use wide angle lens photography. This will sometimes distort the image slightly and also has the potential to make a room look larger. Please therefore refer also to the room measurements detailed within this brochure.

In compliance with NTSEAT Guidance on Referral Fees, the agent confirms that vendors and prospective purchasers will be offered estate agency and other allied services for which certain referral fees/commissions may be made available to the agent. Services the agent and/or a connected person may earn referral fees/commissions from Financial Services, Conveyancing and Surveys. Typical Financial Services referral fee KC Mortgages £200, Typical Conveyancing Referral Fee: Graham & Rosen £150 (£125+VAT). Hamers £120 (£100+VAT), Lockings Solicitors £120 (£100+VAT), Eden & Co £180 (£150.00+VAT)

AML.

By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £45+ VAT per person will apply for these checks, and Coadjute will handle the payment for this service. These anti-money laundering checks must be completed before we can send the memorandum of sale to the solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.





Approximate total area⁽¹⁾

713 ft²

Reduced headroom

49 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360