





The Property Specialists

Grindell House, 35 North Bar Within, Beverley,
East Riding of Yorkshire HU17 8DB
Tel: 01482 886200 | Email: beverley@qandc.net
www.quickclarke.co.uk



43 Trinity Grove, Beverley HU17 0EB
£137,500

- Two double bedrooms
- Close to centre of Beverley
- Parking adjacent
- No forward chain
- Move-in condition
- Rear garden
- Re-Roofed and Insulated 2013
- EPC - D

THE PROPERTY

Situated in a fantastic position very close to the town centre, Flemingate development and the railway station, a superb period mid-terrace with parking immediately to the front. Offered with no forward chain and priced for a quick sale, this fantastic property offers two double bedrooms and a light and bright feel. In move-in condition with uPVC double glazing and a modern Worcester Bosch boiler, the property should be of great interest to first time buyers and investors alike.

LOCATION

The property is located on the cul-de-sac forming Trinity Grove which is situated on the western end of Grovehill Road very close to the railway station and the town centre. Tucked away, the property has the benefit of parking on the road to the front which is shared with the other residents of Trinity Grove.

THE ACCOMMODATION COMPRISES

GROUND FLOOR

OPEN PLAN LIVING ROOM / DINING ROOM

23'1" x 11'8" max (7.04m x 3.56m max)
The original two reception rooms of this period property have been opened up to create a well-proportioned open plan space which offers great flexibility of layout. A modern uPVC glass panelled door provides access off Trinity Grove and leads into a living room with window to the front elevation. A wide archway leads through to the dining room with exposed brick fireplace and original cupboard in alcove to one side. Window to the rear elevation. Door opens into;

INNER HALLWAY

With stairs to the first floor accommodation.

KITCHEN

8'9" x 4'11" (2.67m x 1.50m)
Wall and base storage units, laminate worksurfaces, stainless steel sink and drainer, electric hob, integrated oven, space and plumbing for washing machine, and window to the side elevation.

LOBBY

3'4" x 4'11" (1.02m x 1.50m)
With ample space for fridge freezer, and uPVC glass panelled door opening into the rear garden.

BATHROOM

6'3" x 5'3" (1.91m x 1.60m)
Three piece sanitary suite in white comprising pedestal hand wash basin, low level WC and panelled bath with shower attachment over. Partially tiled walls and window to side elevation.

FIRST FLOOR

LANDING

BEDROOM 1

11'8" x 10'5" (3.56m x 3.18m)
A double bedroom with window to front elevation.

BEDROOM 2

12'3" x 9'2" (3.73m x 2.79m)
A double bedroom with cupboard housing the modern Worcester Bosch boiler, and window to rear elevation overlooking the garden.

GARDEN

A generous size for a property of this type, the garden has been laid under gravel for ease of maintenance and is largely a blank canvas. A timber gate provides access from the rear to a right of way for the removal of refuse.

SERVICES & BROADBAND

All mains services inc. Fibre Optic broadband are available or connected to the property.

CENTRAL HEATING

The property benefits from a modern Worcester Bosch gas fired central heating system. The property was also re-reroofed and insulated in 2013.

DOUBLE GLAZING

The property benefits from uPVC Double Glazing.

TENURE

We believe the tenure of the property to be to be Freehold (to 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 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

EPC RATING

For full details of the EPC rating of this property please contact our office.



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.

While 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 as to their operability or efficiency can be given.
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