





The Property Specialists

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3 Telegraph House Trinity Lane, Beverley HU17 0DZ
Guide Price £150,000

- NO ONWARD CHAIN
- Contemporary design
- Bedroom with en-suite shower room
- Bedroom with en-suite toilet
- Private car parking space
- Electric gated access
- Excellent home/investment
- Lock up & leave opportunity
- Outstanding apartment
- EPC - D

THE PROPERTY

A superb, contemporary duplex apartment in the heart of the historic market town of Beverley, offering very spacious accommodation of approximately 760 square feet over two floors, benefiting from two bedrooms, one with en-suite toilet, the other en-suite shower room.

There is the added advantage of a private car parking space through electric gated access, and this will really make a fantastic town centre home, investment or lock up & leave.

LOCATION - BEVERLEY

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

LOWER GROUND FLOOR

DINING KITCHEN

15' x 9'6" (4.57m x 2.90m)
A good range of base and eye level units with timber effect worksurfaces having 1 1/2 bowl sink unit, electric oven and hob, tiled floor and sealed unit double glazed window.

INNER HALLWAY

10'2" x 5'2" (3.10m x 1.57m)
Circular staircase to ground floor.

BEDROOM 2

15'6" x 9'3" (4.72m x 2.82m)
With timber flooring and radiator, cupboard housing gas fired central heating boiler.

EN-SUITE TOILET

Low level WC with wash hand basin, tiled floor and radiator.

GROUND FLOOR

LANDING

With circular staircase.

LIVING ROOM

15'7" x 10' (4.75m x 3.05m)
Timber effect floor, sealed unit double glazed window overlooking Trinity Square and the railway station, and radiator.

BEDROOM 1

14'3" x 10'9" (4.34m x 3.28m)
Sealed unit double glazed window and radiator.

EN-SUITE SHOWER ROOM

Shower in corner cubicle, wash basin and low level WC, tiled floor and walls, and chrome towel radiator.

OUTSIDE

Directly off the dining kitchen is a small courtyard area.

PARKING

The property benefits from a private allocated car parking space with gated access from the rear.

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 Double Glazing.

TENURE

We believe the tenure of the property to be Leasehold (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.

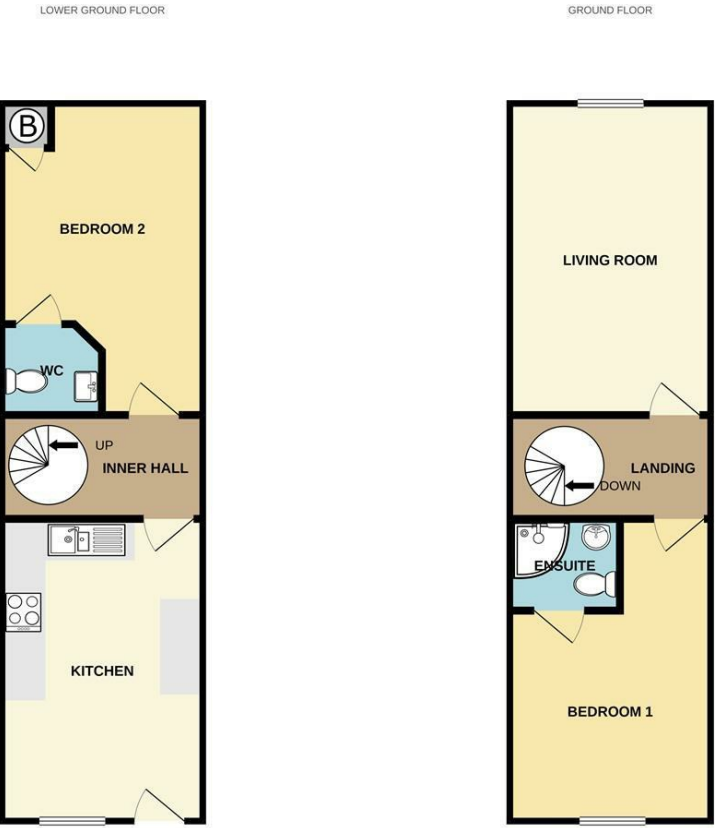
FINANCIAL SERVICES

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.

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 as to their operation or efficiency can be given. Made with Mapbox ©2023