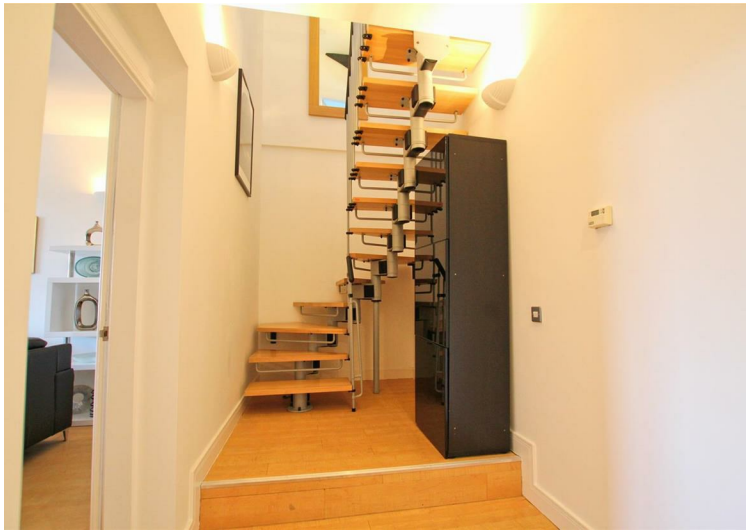






The Property Specialists

Grindell House, 35 North Bar Within, Beverley,
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Telegraph House Trinity Lane, Beverley HU17 0DZ
£179,950

- Substantial town centre apartment
- Outstanding views of Beverley Minster
- Larger than many detached houses
- 1,000 square feet
- Outstanding location
- Close to town and railway station
- Incredible presentation
- Allocated car parking
- Super home or investment opportunity
- EPC: C

THE PROPERTY

This really is a rarity, an outstanding first and second floor duplex apartment which, at 1,000 square feet, is larger than many detached houses and is presented to the highest order, with incredibly spacious accommodation comprising entrance hall with living room and kitchen at first floor, whilst at second floor there are two well-proportioned bedrooms and a contemporary bathroom. There is a shared balcony to the rear of the property benefiting from a roofscape view towards Beverley Minster, as well as secured allocated car parking. Main town centre facilities and railway station are only a very short walk away, and an opportunity to acquire such an incredible property should not be missed.

LOCATION

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

FIRST FLOOR

ENTRANCE HALL

Timber effect flooring and two contemporary radiators and downlighters.

LIVING ROOM

16'6" x 12'0" (5.03m x 3.66m)
Timber effect flooring with ornamental fireplace, two contemporary radiators and PVCu sealed unit double glazed window.

KITCHEN DINER

11'8" x 15'4" (3.56m x 4.67m)
Extensive range of base and eye level units with roll-edge worksurfaces incorporating an electric oven and hob with chrome and glass hood, 1 1/2 bowl single drainer sink unit, integrated dishwasher, fridge and freezer, built-in airing cupboard housing hot water cylinder, polished floor tiles, contemporary style radiator, PVCu sealed unit double glazed door to balcony.

SECOND FLOOR

BEDROOM 1

12'0" x 12'0" maximum (3.66m x 3.66m maximum)
Exposed roof timbers, sealed unit double glazed window and radiator.

BEDROOM 2

13'4" x 10'0" maximum (4.06m x 3.05m maximum)
Sealed unit double glazed skylight, exposed roof timbers and radiator.

BATHROOM

19'4" x 5'10" maximum (5.89m x 1.78m maximum)
Recently fitted contemporary suite comprising bath with shower over, wash basin standing on cantilevered cupboards and low level WC, gloss tiles, exposed roof timbers, chrome towel radiator and sealed unit double glazed skylight.

OUTSIDE

The property is approached via a shared balcony with rooftop views towards Beverley Minster and an allocated secured car parking space.

SERVICES

All mains services are available or connected to the property.

CENTRAL HEATING

The property benefits from an electric 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

Contact the agent's Beverley office on 01482 886200 for prior appointment to view.

FINANCIAL SERVICES

Quick & Clarke are pleased to be able to offer independent advice regarding mortgages and further details can be obtained by contacting our Beverley office on 01482 886200. Independent advice will be given by a qualified financial services consultant and written quotations are available upon request. This could save you time and money when searching for the most competitive deals. Our mortgage adviser has access to every lending scheme currently available through a computerised sourcing system.

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 operability or efficiency can be given.
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