



**21 Outer Trinities, Beverley HU17 0HN**  
**£415,000**

- Substantially modernised four bedroom home
- Contemporary accommodation
- Approximately 1,700 square feet
- Stunning open plan kitchen diner
- Amdega orangery
- Two reception rooms
- Decking seating area
- Garage and parking space
- Stone's throw from Beverley town centre
- Council tax E. EPC rating C.

A simply stunning, contemporary residence, which has been the subject of extensive upgrading and modernisation in the past to create an outstanding family home, only a stone's throw away from the wonderful facilities that Beverley town centre has to offer.

21 Outer Trinities offers almost 1,700 square feet of living space arranged over three floors, the heart of which is the outstanding L-shaped gloss kitchen diner which opens directly into the Amdega orangery.

The four bedrooms are spacious and well-proportioned, two of which benefit from built-in wardrobes, the main bedroom also having an en-suite shower room. There is a small decking seating area to the rear, but most importantly, the house benefits from a brick sett parking space along with a brick and tile single garage - a much sought after commodity in Beverley town centre.

#### 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 COMPRISSES

##### GROUND FLOOR

##### ENTRANCE HALL

Timber effect laminate floor, built-in cloaks cupboard, understairs storage cupboard and radiator.

##### CLOAKROOM

Timber effect laminate floor, low level WC, pedestal wash basin and radiator.

##### KITCHEN DINER

18'9 x 13'3 narrowing to 9'5 (5.72m x 4.04m narrowing to 2.87m) A lovely L-shaped room offering contemporary black gloss base and eye level units with polished stone worksurfaces and travertine tiled floor. There are integrated appliances including a Smeg oven with Neff combination induction and gas six ring hob with circular overhead filter, integrated dishwasher, two fridges, two vertical radiators and downlighters. Open to:

##### ORANGERY

11'5 x 8'9 (3.48m x 2.67m)

An Amdega orangery of brick and timber construction with sealed unit double glazing and glass roof, along with French doors to outside.

##### STUDY

13'8 x 9'3 (4.17m x 2.82m)

Timber effect laminate flooring, sealed unit double glazed box bay window and radiator.

##### FIRST FLOOR

##### LANDING

##### LIVING ROOM

18'8 x 13'8 narrowing to 10' (5.69m x 4.17m narrowing to 3.05m)

Log burner on stone hearth, window seat with sealed unit double glazed windows and two radiators.

##### BEDROOM 3

13'7 x 9'2 (4.14m x 2.79m)

Sealed unit double glazed window and radiator.

##### BEDROOM 4

9'5 x 9'1 (2.87m x 2.77m)

Sealed unit double glazed window and radiator.

##### SECOND FLOOR

##### LANDING

Loft access.

##### MASTER BEDROOM

14' x 12'6 (4.27m x 3.81m)

Having a range of fitted wardrobes, drawers and dressing table, sealed unit double glazed window and radiator.

##### EN-SUITE SHOWER

Monsoon shower with glass screen, vanity wash basin and low level WC with concealed cistern, sealed unit double glazed skylight, tiled floor and chrome towel radiator.

##### BEDROOM 2

13'7 x 9'4 (4.14m x 2.84m)

Fitted wardrobes, sealed unit double glazed window and radiator.

##### BATHROOM

9' x 6'4 (2.74m x 1.93m)

Panelled bath with shower over, vanity wash basin and low level WC with concealed cistern, travertine tiled flooring, sealed unit double glazed skylight and chrome towel radiator.

##### OUTSIDE

To the front of the property is a forecourt garden with raised flower beds, whilst at the rear is a decking seating area beyond which lies a brick sett car parking space.

##### GARAGE

As well as the car parking space the property benefits from a brick and tile single garage with up & over door and personnel access door.

##### 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 sealed unit double glazing.

##### TENURE

We believe the tenure of the property to be Freehold (this will be confirmed by the vendor's solicitor).

##### COUNCIL TAX

The Council Tax Band for this property is Band E.

##### 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 the 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](mailto:beverley@qandc.net)

##### EPC RATING

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



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 floorplan is for general guidance 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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**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.