



**21 Tadman Close, Beverley HU17 9GW**  
**Priced to Sell £320,000**

- Detached bungalow
- Originally constructed with three bedrooms
- Extensively refurbished
- Now two bedrooms and dining room
- Newly fitted kitchen, en-suite and shower room
- South-West facing low maintenance garden
- Ample off-street car parking
- Attached single garage
- EPC Rating: C
- Council Tax Band: D

An absolutely beautifully presented detached bungalow, which has been extensively refurbished and modernised by the current owners. The property was originally constructed to offer three bedrooms, but has been altered to offer a super dining area to the newly fitted kitchen along with two double bedrooms with new en-suite and family shower room. The 17'5" living room is light and spacious, and the South-West facing low maintenance gardens offer excellent outside space along with off-street car parking for a number of cars and attached single garage.

#### 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

##### ENTRANCE HALL

Composite door, built-in cupboard and radiator.

##### LIVING ROOM

17'5" x 11'3" (5.31m x 3.43m)

Polished stone fireplace with gas fire fitted, ornate ceiling coving, PVCu sealed unit double glazed box bay window and two radiators.

##### DINING KITCHEN

7'8" x 18' (2.34m x 5.49m)

Recently installed white gloss base and eye level units with stone effect work surfaces incorporating a gas hob with canopy overhead, built-in electric oven and microwave, integrated fridge freezer, integrated washing machine, stainless steel single drainer sink unit, timber effect flooring, PVCu sealed unit double glazed window, door to outside and radiator.

##### MASTER BEDROOM

15'6" x 9'7" (4.72m x 2.92m)

Fitted wardrobes, top boxes and drawers, PVCu sealed unit double glazed window and radiator.

##### EN-SUITE SHOWER ROOM

Newly installed having shower in cubicle, vanity wash basin with cupboard below and low level w.c., tiled walls, PVCu sealed unit double glazed window and chrome towel radiator.

##### BEDROOM 2

11' x 8' (3.35m x 2.44m)

Fitted wardrobes and top boxes, PVCu sealed unit double glazed window and radiator.

##### FAMILY SHOWER ROOM

7'3" x 5'9" (2.21m x 1.75m)

Newly fitted shower in cubicle, vanity wash basin having cupboards below and low level w.c., tiled walls, herringbone timber effect floor, PVCu sealed unit double glazed window and radiator.

##### OUTSIDE

To the front of the property is a paved and slate forecourt garden with planting along with a paved parking space and side paved driveway offering ample off-street car parking facility.

The fenced rear garden is South-West facing and has been laid to gravel along with a paved seating area.

##### GARAGE

17' x 9' (5.18m x 2.74m)

Electric up-and-over door with light and power laid on.

##### 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 PVCu double glazing.

##### TENURE

We believe the tenure of the property to be Freehold (this will 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 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)

GROUND FLOOR



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 are not been tested and no guarantee as to their operability or efficiency can be given. Made with floorplan 0204