



**9 Tadman Close, Beverley HU17 9GW**  
**£295,000**



- Modern three bedroom detached
- No onward chain
- Cul-de-sac location
- Modern kitchen and bathroom
- Southerly facing garden
- Enviaible Molescroft Primary School catchment
- Gate onto Hudson Way
- Council Tax band D
- EPC Rating C

Offered to the market with no onward chain, a well presented three bedroomed detached house in a superb cul-de-sac position with a Southerly facing garden.

Boasting a modern kitchen and bathroom, the property has two well-proportioned reception rooms, in addition to a conservatory with three double bedrooms to the first floor and a house bathroom.

Situated in the Molescroft Primary School catchment and in a superb position with a Southerly facing garden and a gate onto the old Hudson Way, viewing of this property is strongly recommended.

#### LOCATION

The property is located on the small cul-de-sac that forms Tadman Close, which is accessed off Carter Drive, via Nornabel Drive on the extremely popular modern development on the Northern side of Beverley town centre. Served by Molescroft Primary School and in a superb position backing (with a gate) onto a footpath (Hudson Way) which provides for a scenic walk, or cycle into the centre of town, or out into the country, the garden has a Southerly aspect.

#### THE ACCOMMODATION COMPRISES

##### GROUND FLOOR

##### ENTRANCE HALL

5'4" x 3'9" (1.63m x 1.14m) Modern composite front door with x 4 glazed panels, plank style floor covering.

##### CLOAKROOM

7'1" x 2'11" (2.16m x 0.89m) With a two piece sanitary suite comprising pedestal wash hand basin and low level WC - window to the side elevation, continuation of plank style floor covering and storage cupboard under stairs.

##### LIVING ROOM

14'6" x 12'7" (4.42m x 3.84m) A very well-proportioned room with walk-in bay window to the front elevation, decorative fireplace with oak mantel and marble hearth with electric plug socket fire, laminate flooring - which flows through into the dining room, double glass panelled doors give access to;

##### DINING ROOM

11'9" x 9'2" (3.58m x 2.79m) Stairs to the first floor accommodation and uPVC French doors opening into the conservatory.

##### KITCHEN

10'8" x 8'7" (3.25m x 2.62m) Modern fitted kitchen with attractive dark grey gloss front and contrasting laminate work surfaces and ceramic tile splashbacks, four ring stainless steel gas hob with canopy extractor over, composite sink and drainer, integrated oven, dishwasher and washing machine, uPVC glass panelled door opening into the rear garden with window over sink, chrome heated towel rail and porcelain tiled floor.

##### CONSERVATORY

11'3" x 8'1" (3.43m x 2.46m) With a Southerly aspect and French doors opening onto the rear garden.

##### FIRST FLOOR

##### LANDING

Access to the loft and airing cupboard - window to both front and side aspect.

##### BEDROOM 1

14'7" x 9'7" (4.45m x 2.92m) Two windows to the front aspect.

##### BEDROOM 2

10'9" x 8'8" (3.28m x 2.64m) Window to rear aspect.

##### BEDROOM 3

9'2" x 8'8" (2.79m x 2.64m) Window to rear aspect.

##### BATHROOM

6'2" x 5'7" (1.88m x 1.70m) A modern bathroom with a three piece sanitary suite comprising close coupled WC with vanity hand wash basin, panelled bath with thermostatic shower valve over, fully tiled walls, chrome heated towel rail, window to side elevation, porcelain tiled floor.

##### OUTSIDE

The property is set back from the cul-de-sac with an area of lawn to the front. Concrete pavers have been laid down to create parking spaces for at least x 3 cars, with the drive continuing down the side of the property. The rear garden is Southerly facing and has the benefit of backing onto the old railway line and as such, is not overlooked from this aspect. The previous owner has fitted a gate similar to many of the neighbouring properties, which provides convenient access onto the pathway. The garden is largely laid to lawn with a covered seating area, which is provided with an electric socket with its own consumer unit. Within the garden, there is also a large metal shed.

##### 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 uPVC 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 - BEVERLEY

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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)



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