





The Property Specialists

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14 Tardrew Close, Beverley HU17 7QH
£325,000

- Substantial detached house
- Approximately 1,135 square feet
- 3 bedrooms; 22'3" kitchen diner
- Wonderful corner plot
- Well presented garden
- Substantial off-street parking; Detached single garage
- Highly sought after area
- Good access to town centre
- Local amnenities close by
- EPC rating: D Council Tax Band: D

A lovely spacious three bedroom detached house which, at 1,135 square feet is larger than many similar four bedroom properties, and is located on a lovely corner plot with attractive garden, spacious off-street parking and detached single garage

Tardrew Close forms part of the extremely popular Molescroft area of Beverley and is much sought after due to its close proximity to the town centre, but having locals shops and amenities closer by.

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.

GROUND FLOOR

ENTRANCE HALL
Radiator.

CLOAKROOM
Low level w.c. with corner wash hand basin.

LIVING ROOM
22'3" x 16'2" narrowing to 9' (6.78m x 4.93m narrowing to 2.74m)
A lovely light room with PVCu sealed unit double glazed patio doors to garden and PVCu sealed unit double glazed window to front, feature modern timber fireplace with polished stone inset and hearth along with gas fire and two radiators.

KITCHEN DINER
22'3" x 9' (6.78m x 2.74m)
Extensive base and eye level units with one and a half bowl single drainer sink unit, built-in electric double oven and gas hob, integrated washing machine, fridge, freezer and dishwasher, laminate flooring, PVCu sealed unit double glazed windows to two elevations, door to outside and two radiators.

FIRST FLOOR

LANDING

BEDROOM 1
13' x 12'10" (3.96m x 3.91m)
Fitted wardrobes, drawers and top boxes, PVCu sealed unit double glazed window and radiator.

BEDROOM 2
22'3" x 9' (6.78m x 2.74m)
Built-in cupboard housing hot water cylinder with electric immersion heater, PVCu sealed unit double glazed windows to two elevations and two radiators.

BEDROOM 3
9' x 9' (2.74m x 2.74m)
PVCu sealed unit double glazed window and radiator.

BATHROOM
6'8" x 5'5" (2.03m x 1.65m)
Panelled bath with shower over, wash basin and low level w.c., tiled floor, PVCu sealed unit double glazed window and radiator.

OUTSIDE
Front gravel and walled garden with planting beds along with large side paved parking area and further lawn with planting.

To the rear of the property is a further lawned garden with flower beds, paved paths and seating area.

GARAGE
17'6" x 9' (5.33m x 2.74m)
The property benefits from a detached brick and felt single garage having up-and-over door along with personal access door and light and power are 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.

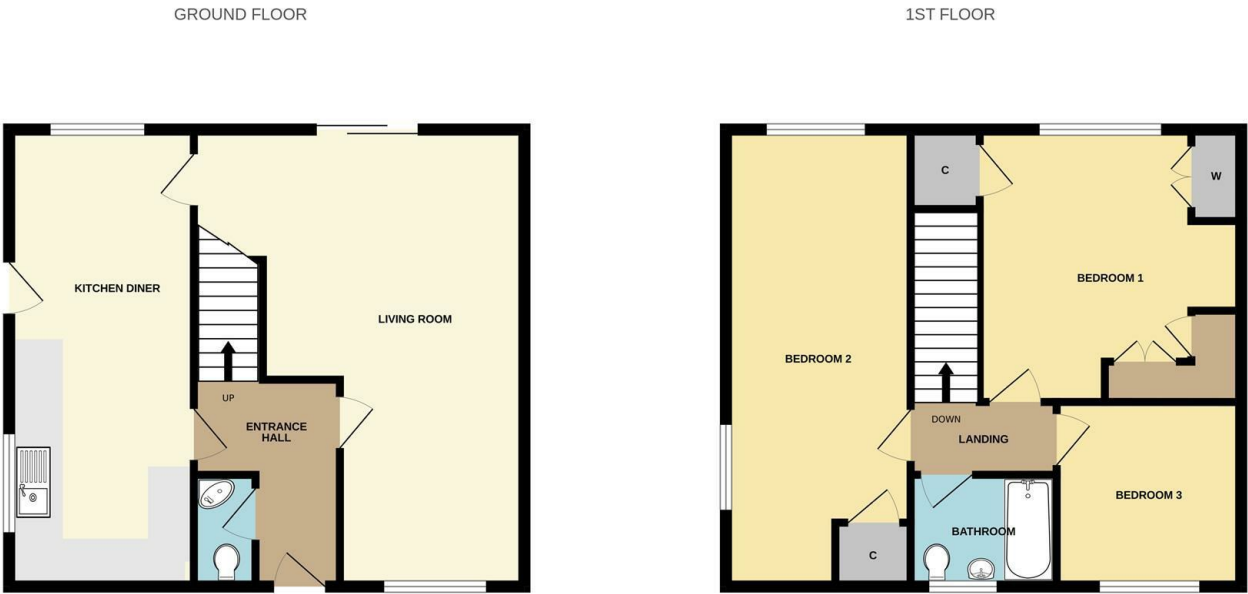
DOUBLE GLAZING
The property benefits from PVCu double glazing.

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



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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