



# QUICK&CLARKE

The Property Specialists

Grindell House, 35 North Bar Within, Beverley,  
East Riding of Yorkshire HU17 8DB  
Tel: 01482 886200 | Email: [beverley@qandc.net](mailto:beverley@qandc.net)  
[www.quickclarke.co.uk](http://www.quickclarke.co.uk)



**14 Tadman Close, Beverley HU17 9GW**  
**Chain Free £249,950**



- Detached true bungalow
- Head of cul-de-sac position
- No onward chain
- Aesthetically pleasing throughout
- Two double bedrooms (one fitted)
- Spacious lounge and dining kitchen
- Wet room and en suite
- Well maintained gardens, driveway and garage
- Council Tax Band: D
- EPC Rating: C

Located within this highly desirable residential area and enjoying a prime head of cul-de-sac position we are delighted to present to the market this delightful detached true bungalow. The property is offered with no onward chain and in brief enjoys entrance hallway, lounge, dining kitchen with built-in appliances, two double bedrooms, one of which is fitted, and leads to the en suite shower room, wet room, beautiful garden to the front and rear and side driveway which provides off street parking and leads down to the single garage.

This property offers a blank canvas for the discerning purchaser to add their own design flairs within and create superb modern living at its very best.

LOCATION

Tadman Close is located off Carter Drive within ease of reach of the centre of Beverley.

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 HALLWAY

A door with glazed inserts leads into the entrance hallway. Having access to loft and access to airing cupboard with hot water cylinder.

LOUNGE

17'7" plus bay x 11'3" (5.36m plus bay x 3.43m) uPVC double glazed walk-in bay window to the front elevation. Adam style fire surround with granite back and hearth and incorporating living flame gas fire.

DINING KITCHEN

18'8" x 8'0" (5.69m x 2.44m) uPVC double glazed window to the front elevation. uPVC double glazed window to the side elevation and door which leads onto the driveway. To the kitchen area there is an extensive range of oak fronted base and wall units with work surfaces and tiled splashbacks. Ceramic hob with concealed extractor and under counter single oven. Space and plumbing for washing machine and space and plumbing for slimline dishwasher. Space for fridge freezer and one and a quarter bowl sink unit with drainer and mixer tap. Cupboard housing gas central heating boiler.

BEDROOM 1

15'7" x 9'10" maximum (4.75m x 3.00m maximum) uPVC double glazed window to the rear elevation. A host of fitted bedroom furniture enjoying fitted wardrobes, bedside cabinets and full wall of drawers and overhead units providing dressing table facilities.

EN SUITE

uPVC double glazed window to the side elevation. Three piece colour suite enjoys low level w.c., pedestal wash hand basin and independent tiled shower with tiling to wet areas.

BEDROOM 2

10'4" x 8'0" (3.15m x 2.44m) With uPVC double glazed French doors opening out into the rear garden.

WET ROOM

7'5" x 5'8" (2.26m x 1.73m) With non-slip flooring, shower area, wash hand basin and low level w.c. with vanity unit and tiled splashbacks to wet area.

OUTSIDE

To the front of the property there is an open plan lawned garden. The side of the property has a private driveway leading down to a brick built garage.

The rear garden is beautifully tended featuring a patio leading down to a lawned garden with timber shed, well stocked borders and offering a relatively good degree of privacy. There is also an outside tap and side gated entry which leads to the front of the property.

GARAGE

17'0" x 9'0" (5.18m x 2.74m) With up and over door, power and light and personal door leading into the rear garden.

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 majority 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

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)



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 have not been tested and no guarantee as to their operability or efficiency can be given. Made with Maplogic C3200