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Limb
MOVING HOME



23 Tadman Close, Beverley, East Yorkshire, HU17 9GW

- 📍 Detached Bungalow
- 📍 3 Bedrooms
- 📍 Modern Bathroom
- 📍 Council Tax Band = D
- 📍 Cosmetic Improvement Required
- 📍 Gardens and Garage
- 📍 Cul-de-sac setting
- 📍 Freehold/EPC = D

£250,000

INTRODUCTION

This modern three bedroomed detached bungalow stands at the head of a cul-de-sac within a popular residential area. The accommodation requires some cosmetic improvement albeit the bathroom has recently been refitted with a contemporary suite. The accommodation is depicted on that attached floorplan and briefly comprises a central hallway, large lounge with bay window, kitchen, three bedrooms, en-suite shower room and a stylish bathroom. Gas fired central heating and uPVC double glazing are installed. Gardens extend to both front and rear and a side drive provides good parking plus there is a single garage.

LOCATION

Tadman Close is a residential cul-de-sac situated off Carter Drive within a sought after modern development to the north of Beverley town centre accessed via the A1035. A number of 'day to day' shops and amenities are available locally with more extensive facilities and the attractions of Beverley town centre situated a short distance away. Convenient access can also be gained to the ring roads around Beverley providing access towards the Yorkshire coast, Driffield or the national motorway network. Beverley regularly features as one of the most desirable places to live in the country and is a historic market town with an excellent range of facilities together with the renowned Beverley Minster, the open pasture land of The Westwood, a golf club and its own racecourse. The retail offering includes multiple national brands together with numerous independent traders, many of which are clustered around the beautiful North Bar district, Saturday Market, Wednesday Market and The Flemingate Shopping Centre.

Kingston-upon-Hull: 11 miles

York: 31 miles

Leeds: 57 miles

Junction 38 of the M62 motorway: 13 miles

ACCOMMODATION

Residential entrance door to:

ENTRANCE HALL

A central hallway with access to roof void, airing cupboard situated off.

LOUNGE

A good sized room with bay window to the front elevation. There is a feature fire surround with marble hearth and backplate housing a living flame gas fire.



KITCHEN

Fitted with base and wall mounted units and work surfaces. There is a one and a half sink and drainer, integrated oven, four ring gas hob with extractor hood above, plumbing for automatic washing machine, space for fridge.



BEDROOM 1

With window overlooking the rear garden.



EN-SUITE SHOWER ROOM

With low level W.C., wash hand basin and shower cubicle.



BEDROOM 2

Window to rear, fitted wardrobe.



BEDROOM 3

Window to side elevation.



BATHROOM

A stylish modern suite comprising a free standing oval bath, low level W.C. and wash hand basin, tiled surround.



OUTSIDE

A lawned garden extends to the front and a side driveway provides good parking and access to the single garage. The rear garden has been largely pebbled and paved for easy of maintenance.



TENURE

Freehold

COUNCIL TAX BAND

From a verbal enquiry we are led to believe that the Council Tax band for this property is Band D. We would recommend a purchaser make their own enquiries to verify this.

FIXTURES & FITTINGS

Please note those items specifically mentioned in these particulars are to be deemed as being included in the purchase price unless otherwise agreed in writing. Certain other items may be available by separate negotiation as to price. Those items visible in the photographs such as furniture and personal belongings are not included in the sale price.

VIEWING

Strictly by appointment through the agent. Brough Office 01482 669982.

AGENTS NOTE

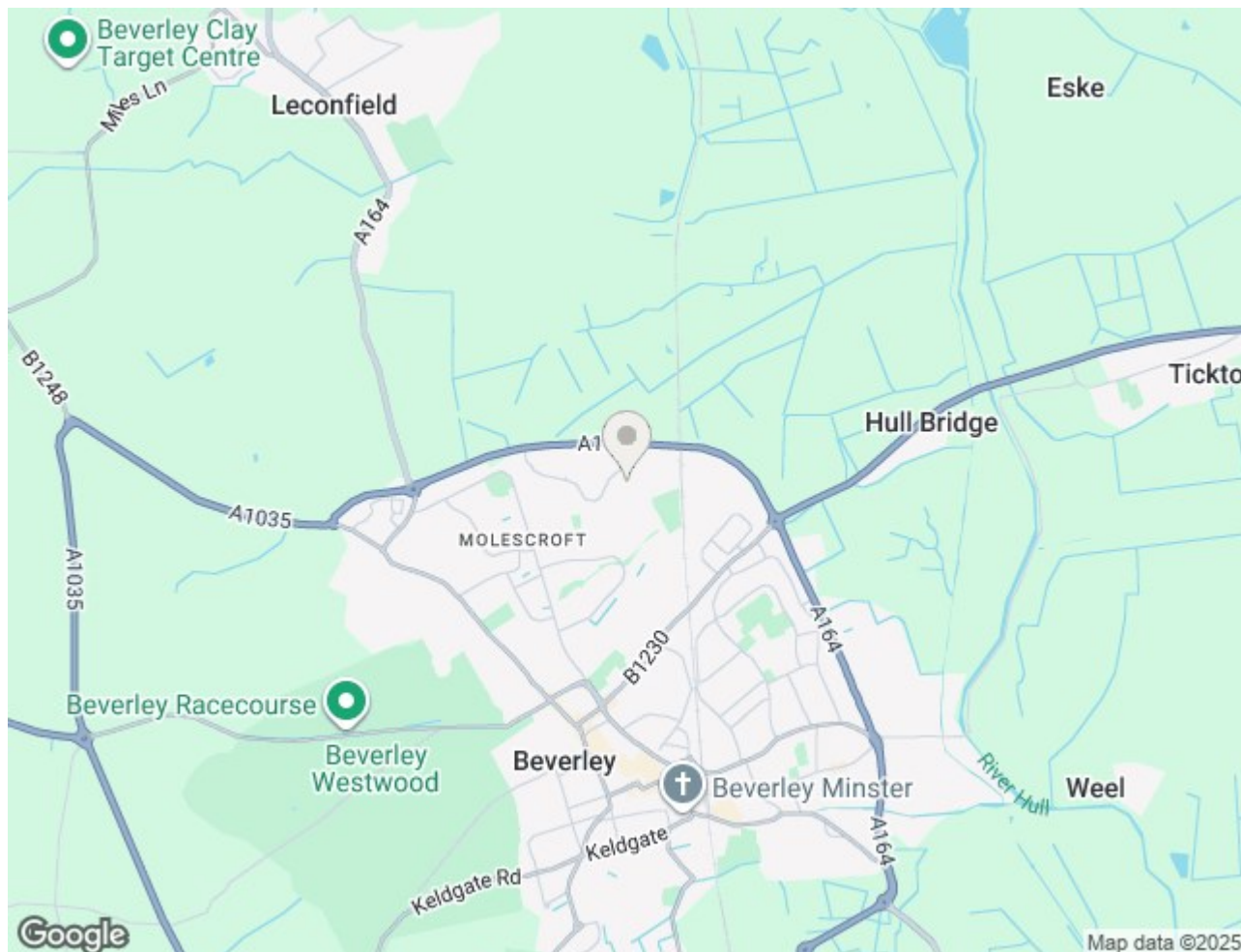
For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements provided are approximate and for guidance purposes only. Floor plans are included as a service to our customers and are intended as a GUIDE TO LAYOUT only. NOT TO SCALE. Matthew Limb Estate Agents Ltd for themselves and for the vendors or lessors of this property whose agents they are give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct and any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of Matthew Limb Estate Agents Ltd has any authority to make or give any representation or warranty whatever in relation to this property. 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, particularly if you contemplate travelling some distance to view the property.

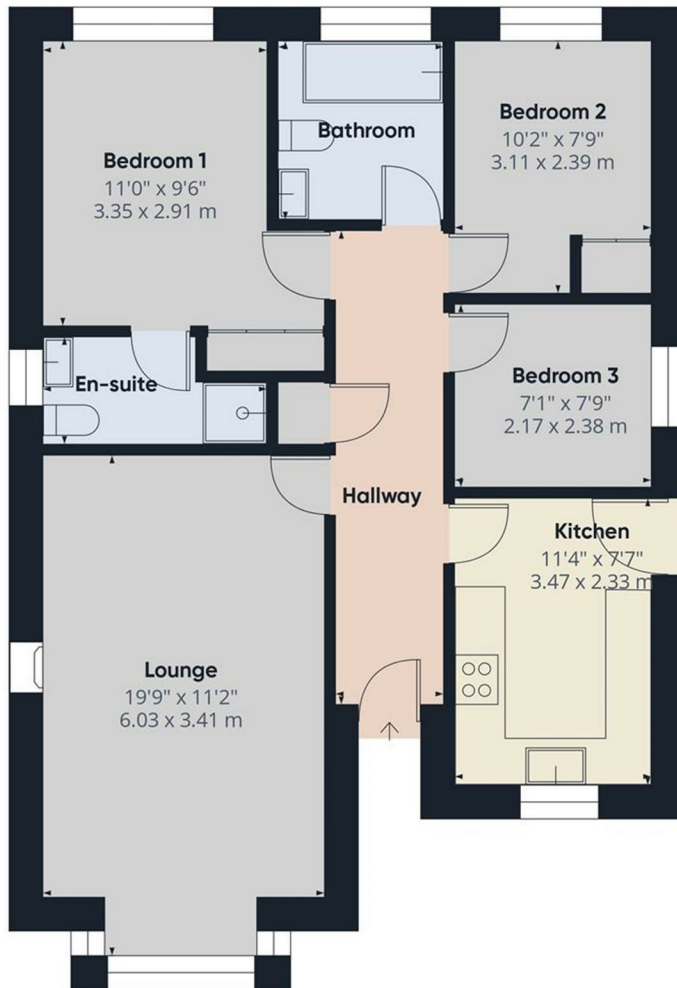
PHOTOGRAPH DISCLAIMER

In order to capture the features of a particular room we will mostly use wide angle lens photography. This will sometimes distort the image slightly and also has the potential to make a room look larger. Please therefore refer also to the room measurements detailed within this brochure.

VALUATION SERVICE

If you have a property to sell we would be delighted to provide a free/no obligation valuation and marketing advice. Call us now on 01482 669982.





Approximate total area^m
717 ft²
66.7 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		81
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	