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4 Bedroom House - Detached for Sale

£295,000

7 Tadman Close, Beverley, HU17 9GW



KEY FEATURES

- NO CHAIN, PRICED TO SELL
- DETACHED 4-BEDROOM FAMILY HOME
- TWO RECEPTION ROOMS INCLUDING A LOUNGE WITH GARDEN ACCESS
- MODERN FITTED KITCHEN WITH INTEGRATED APPLIANCES
- PRINCIPAL BEDROOM WITH CONTEMPORARY EN-SUITE SHOWER ROOM
- GROUND FLOOR WC
- INTEGRAL SINGLE GARAGE AND DRIVEWAY PARKING FOR 3+ VEHICLES
- PRIVATE ENCLOSED REAR GARDEN WITH PATIO, GREENHOUSE, AND SHED
- SITUATED IN THE HIGHLY SOUGHT-AFTER HISTORIC MARKET TOWN OF BEVERLEY

HEAD OFFICE

Mullberry House Hutton Road, Hutton Cranswick, Driffield, East Riding of Yorkshire, YO25 9PN

Telephone: 01482 699007
Email: Jayne@linkagency.co.uk
Website: www.linkagency.co.uk

This well-positioned, four-bedroom detached house offers generous and versatile living space making an ideal family home in a popular and friendly residential setting. The ground floor features in brief: an entrance hallway; a WC and a bright and spacious lounge with a feature fireplace and French doors opening directly onto the rear patio and garden. There is a separate formal dining room, a modern fitted kitchen with a range of integrated appliances and separate utility area. The first floor boasts a principal bedroom complete with a stylish, contemporary en-suite shower room, three further well-proportioned bedrooms, and a family bathroom. Externally, the home benefits from off-road driveway parking for at least 3 vehicles, leading to an integral garage with a sink and power. To the rear is a fully enclosed, private garden featuring a paved patio area, a lawn, a greenhouse, and a timber storage shed.

Tadman Close

Tadman Close is a quiet, highly regarded residential cul-de-sac situated in the sought-after Molescroft area on the northern side of Beverley. This peaceful setting offers a perfect balance of suburban tranquility while remaining within easy reach of the vibrant town centre. A notable highlight for residents is the close proximity to the Hudson Way, a scenic former railway line perfect for walking or cycling directly into town or out into the picturesque East Yorkshire countryside.

Families are particularly drawn to this location due to its enviable school catchment area, which includes the highly rated Molescroft Primary School.

Beverley

Beverley town centre offers a range of amenities for all tastes and interests. There are many historic buildings including the stunning Minster and St Mary's church; the Guildhall and the Treasure House with art gallery.

There is a thriving arts community within the town with an amateur dramatics group and various art classes and musical events taking place including the annual folk festival. The East Riding theatre, located in an old chapel, west of the town centre, hosts premieres of locally written and produced plays as well as performances from visiting artists and theatre groups.

For the energetic, there are several gyms and a leisure centre with a swimming pool. For those who love the outdoors, Beverley's beautiful, open Westwood pastures, are a popular walking destination, offering expansive green spaces perfect for leisurely walks, picnics, or a round of golf at the Westwood golf club. The popular Minster Way walking route begins at the Minster. The Tour de Yorkshire often passes through Beverley, as a nod to the many local cyclists whose hobby is to enjoy the relatively flat countryside in the region.

The town centre is home to a multitude of restaurants, bars and bistros, as well as high street shopping chains and individual boutiques.

The Flemingate Shopping Centre located beyond the railway station, east of the town centre also has extra restaurants, a bar, shops, a hotel and a cinema.

With highly regarded schools and a higher education college, along with excellent transport links via road and rail, Beverley truly is one of the region's most sought after residential towns.

Entrance Hall

- Welcoming entrance space with wood-effect flooring
- Stairs leading to the first floor
- Fitted carpet and white painted bannister
- Access to the lounge, dining room, and ground floor WC
- Radiator



Lounge

11'5" x 15'1"

- Spacious and bright principal reception room with fitted carpet
- Feature fireplace with a classic white surround and a marble-effect back and hearth
- Bay with glazed French doors opening directly out to the rear patio and garden
- Second window allowing for extra natural light
- Radiator

Dining Room

11'0" x 8'0"

- Separate formal dining space
- Light wood-effect flooring
- Window with aspect to the front of the property
- Radiator

Kitchen

15'2" x 8'0"

- Modern fitted kitchen featuring painted white wood shaker-style wall and base units
- Light marble-effect worktops with white tile splash-backs
- Integrated appliances to include: an electric oven, a gas hob, and a stainless-steel extractor hood
- Dark tile-effect flooring
- Radiator
- Separate Utility area with an exterior door leading out to the side/rear

WC

6'0" x 2'6"

- Ground floor cloakroom
- White low flush WC
- Vanity wash basin

Landing

- Central landing space with fitted carpet
- Built-in airing/storage cupboard
- Access to all four bedrooms and the family bathroom

Principal Bedroom

13'4" x 11'2"

- Generously proportioned double bedroom
- Window with aspect to the front
- Radiator
- Fitted carpet
- Direct access to a private en-suite shower room

En-suite (to Principal Bedroom)

3'11" x 5'8"

- Stylish contemporary suite
- Shower enclosure with glass door
- Vanity storage unit with an inset wash hand basin
- Low flush WC with concealed cistern
- Part tiled walls
- Opaque window to the front

Bedroom 2

13'0" x 7'10"

- Good-sized double bedroom
- Radiator
- Laminate flooring
- Window with aspect to the rear

Bedroom 3

11'5" x 8'10"

- Double bedroom
- Radiator
- Fitted carpet
- Window with aspect to the rear garden



Bedroom 4

8'5" x 8'10"

- Versatile single bedroom, ideal as a child's room or home office
- Radiator
- Window with aspect to the front

Bathroom

6'6" x 6'1"

- White three-piece family suite
- Panelled bath with electric shower over and a glass shower screen
- Pedestal wash hand basin and low flush WC
- Part tiled walls
- Opaque window to the rear

Garage

18'0" x 8'10"

- Integral single garage
- Roller door to the front driveway
- Sink to rear of garage
- Gas central heating boiler

Gardens & Exterior

Front

- Tarmac driveway providing ample off-road parking, leading to the integral garage - Covered front entrance porch and paved entrance .
- Outside lights

Side

- Pavers and high wood panel gate to the rear garden

Rear

- Fully enclosed private rear garden with : paved patio area; lawn; timber fencing to 3 sides; wooden storage shed and greenhouse.

Extra details

- Loft ladder
- Part-boarded loft
- Boiler recently serviced

Jayne at Link Agency

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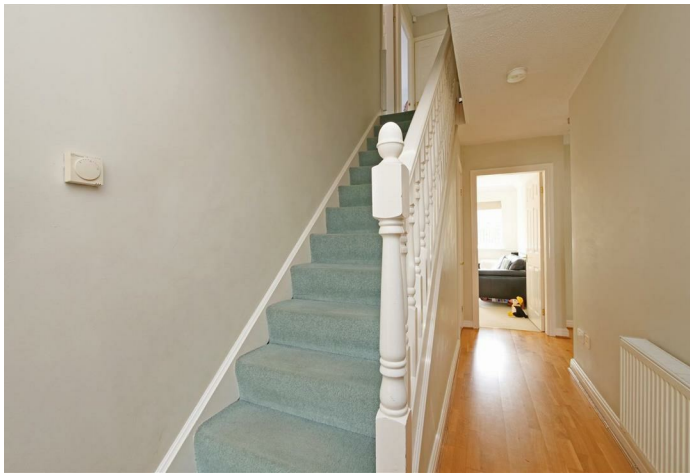
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Thorough, attentive, sales progression once a buyer has been found

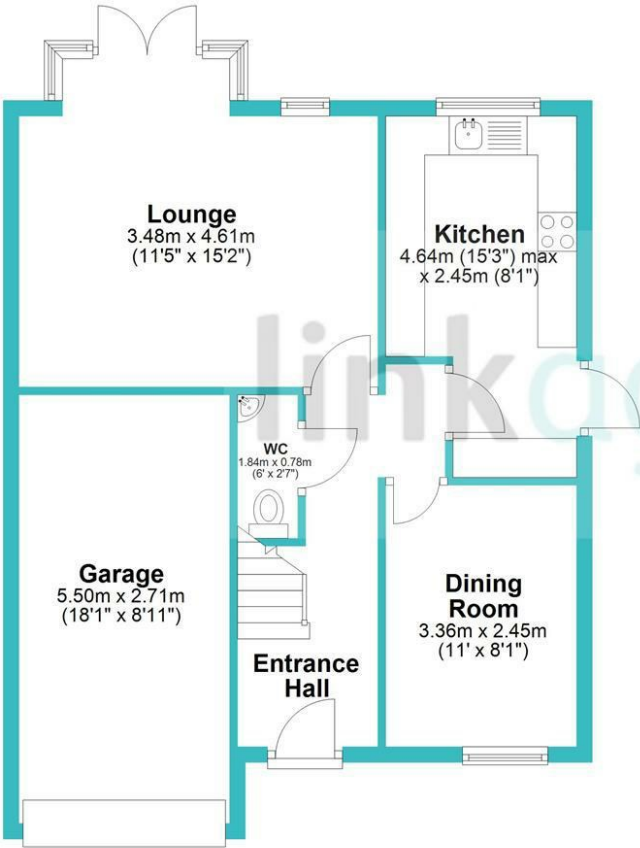
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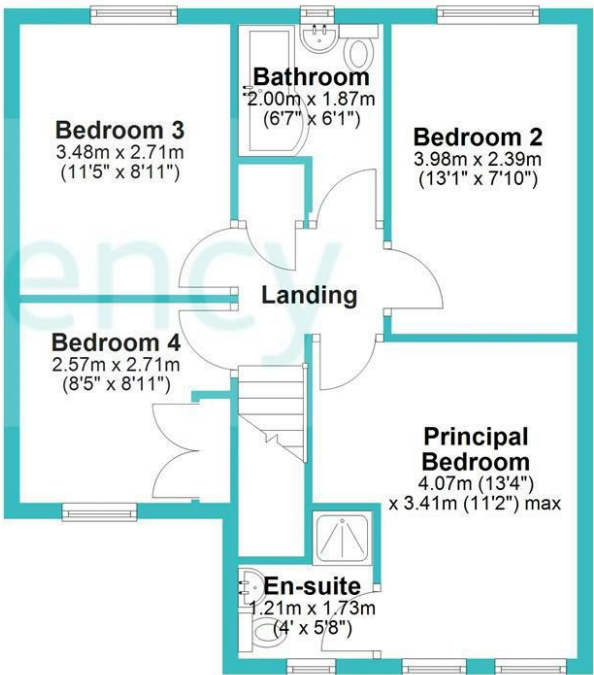
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Ground Floor



First Floor



Total area: approx. 115.1 sq. metres (1238.4 sq. feet)

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

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