Quick & Clarke
PROPERTY SPECIALISTS

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

34 Tardrew Close, Beverley HU17 7QH

Chain Free £335,000

Beverley | Cottingham | Hornsea | Willerby

- Warm and welcoming family home
- No Chain
- Approx 1,350 square feet
- Head of cul-de-sac - adjoins an open green
- 22' kitchen diner
- Gardens to front and south easterly rear
- Driveway and garage
- Post office and shops close by
- Molescroft primary school catchment area
- Council tax band D. EPC rating C.

A warm welcoming, extended family four bedroomed detached home situated in an enviable position at the head of a cul-de-sac and adjoining a delightful area of public open space in the highly sought after Molescroft area

The property extends to approximately 1,350 square feet having 22' open plan kitchen diner at ground floor along with substantial living room and an architect designed sitting room to the rear. The four bedrooms are well-proportioned and the house bathroom has been modernised in the past.

The property benefits from attractive gardens to front and rear laid mainly to lawn with planting areas, the rear garden having a south easterly facing aspect. There is also a substantial driveway offering excellent off-street car parking facility and a brick and tile single garage.

A range of local amenities including post office and shops are to be found close by and the house also has good access to Beverley town centre and is in the Molescroft Primary School catchment area.

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.

THE ACCOMMODATION COMPRISES

GROUND FLOOR

ENTRANCE HALL
With ash floor, built-in cloaks cupboard and radiator.

CLOAKROOM
Low level WC and corner wash basin, along with tiled floor.

LIVING ROOM
22'3 x 16'3 narrowing to 9' (6.78m x 4.95m narrowing to 2.74m)
A spacious L-shaped open plan living room with staircase to first floor, PVCu sealed unit double glazed windows to two elevations and radiators.

SITTING ROOM
15'8 x 12'8 (4.78m x 3.86m)
A lovely light and spacious room having ash floor, timber fireplace with marble effect inset and hearth and gas fire fitted, radiator, skylights, PVCu sealed unit double glazed window and patio doors to rear garden.

DINING KITCHEN
22'3 x 9' (6.78m x 2.74m)
Extensive base and eye level units with roll edge worksurfaces incorporating electric oven and hob, plumbing for automatic washing machine, single drainer sink unit, breakfast bar, PVCu sealed unit double glazed windows to two elevations, ash floor, door to outside and radiator.

FIRST FLOOR LANDING

BEDROOM 1
13' x 12'10 (3.96m x 3.91m)
Fitted wardrobes, built-in bulkhead cupboard, PVCu sealed unit double glazed window and radiator.

BEDROOM 2
12'6 x 9' (3.81m x 2.74m)
PVCu sealed unit double glazed window and radiator.

BEDROOM 3
9'1 x 9' (2.77m x 2.74m)
PVCu sealed unit double glazed window and radiator.

BEDROOM 4
9'3 x 9' narrowing to 5'5 (2.82m x 2.74m narrowing to 1.65m)
An L-shaped room having laminate floor, built-in cupboard housing gas fired central heating boiler, PVCu sealed unit double glazed window and radiator.

BATHROOM
6'9 x 5'5 (2.06m x 1.65m)
Panelled bath with shower over, pedestal wash basin and low level WC, tiled walls and floor, PVCu sealed unit double glazed window and radiator.

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.

OUTSIDE
The property stands on an attractive plot with very well-tended gardens to front and rear along with extensive flower beds and planting. There is a side paved and gravelled driveway offering excellent off-street car parking facility.

GARAGE
17' x 9'2 (5.18m x 2.79m)
Of brick and tile construction with up & over door, light and power 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 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

GROUND FLOOR

1ST FLOOR

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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