

CLUBLEYS

12 Tattersall Drive
Beverley, HU17 0NE

£169,950



THE LOCATION

The popular and highly regarded historic market town of Beverley in East Yorkshire boasts an excellent range of local amenities including extensive range of shops, numerous bars and restaurants. There are also numerous landmarks including Beverley Minster and the open countryside of Westwood Pasture. Great transport links to Hull, York and beyond, and a Railway Station.

THE PROPERTY

We are delighted to introduce to the market this superbly presented three bedroom semi detached family home, set within an attractive cul-de-sac in a sought after location of Beverley. The current vendors have taken good care of the property and have modernised the interior by upgrading both the kitchen and bathroom making the property perfect to move straight in to. Benefitting from UPVC double glazing, gas fired central heating, a driveway providing off street parking, two double bedrooms and one single bedroom. We highly recommend a viewing to avoid the disappointment of missing out on this immaculate home. The well presented accommodation briefly comprises:- entrance hall, cloakroom/WC, living room, modern open plan kitchen/dining room, conservatory, master bedroom, two further bedrooms and a modern family bathroom. Externally, there is good sized garden to the rear and a driveway for two vehicles to the front.



THE ACCOMMODATION COMPRISES:-

GROUND FLOOR:-

ENTRANCE HALL

Entering the hallway through a composite double glazed front entrance door into an inviting home with vinyl flooring, radiator, handy coat hooks, UPVC double glazed window to the side elevation, door leading to the cloakroom and a door leading to the living room.

CLOAKROOM / WC 5'10" x 2'8" (1.77m x 0.82m)

A handy space which briefly comprises UPVC double glazed frosted window to the front, carpet flooring, vanity wash hand basin with mixer tap, low level WC and a radiator.

LIVING ROOM 14'6" into stairs x 15'7" into recess (4.43m into stairs x 4.75m into recess)

A generous sized room featuring a UPVC double glazed window to the front elevation allowing a flow of natural light, electric fireplace with marble hearth and surround, TV aerial point and telephone point, carpet flooring, radiator, and stairs to first floor accommodation.

OPEN PLAN KITCHEN/DINER 14'6" x 8'6" (4.41m x 2.58m)

Open plan kitchen/dinner which is perfect for entertaining. Having a modern kitchen with two UPVC double glazed window overlooking the rear garden and conservatory, UPVC double glazed door leading to the conservatory, laminate wood cushioned flooring throughout, radiator and access to a handy under stairs storage cupboard. The well equipped kitchen comprises of a range of wall and base units in oak veneer with roll top granite effect work tops, with integrated one and a half bowl sink with a drainer and mixer tap, space and plumbing for a freestanding washing machine, built in electric oven with gas hob and overhead extractor hood, integrated fridge and freezer and part tiled splash back.

CONSERVATORY 8'11" x 10'6" (2.71m x 3.19m)

Double glazed conservatory with views of the well maintained rear garden and access via french doors, laminate wood cushioned flooring and TV aerial point.

FIRST FLOOR:-

LANDING 5'9" x 8'2" (1.76m x 2.49m)

With stairs leading up from first floor accommodation, UPVC double glazed window to the side elevation, carpet flooring and loft access.

MASTER BEDROOM 8'5" into wardrobe x 13'5" (2.57m into wardrobe x 4.08m)

Having a UPVC double glazed window to the front elevation allowing plenty of natural light in, carpet flooring, radiator. TV aerial point, beneficial fitted wardrobes as well as over head storage cupboards.

BEDROOM TWO 8'5" x 10'8" (2.57m x 3.26m)

With a UPVC double glazed window to the rear elevation, carpet flooring, radiator and TV aerial point.

BEDROOM THREE 5'9" x 9'11" into recess (1.76m x 3.02 into recess)

With a UPVC double glazed window to the front elevation, radiator, carpet flooring and in built storage cupboard housing the hot water cylinder.



FAMILY BATHROOM 6'2" x 5'7" (1.88m x 1.69m)
Recently updated with fully tiled walls, panelled bath with chrome mixer tap, overhead shower and glass curtain, modern fitted vanity unit with recessed spotlights, inset sink and chrome mixer tap, dual flush WC, wall mounted heated towel rail, UPVC double glazed frosted window to the rear elevation, extractor fan and carpet flooring.

OUTSIDE:-

FRONT GARDEN

To the front of the property is a driveway for two cars. Paved walkway to the front door and low maintenance gravelled area to the side.

REAR GARDEN

A delightful rear garden with timber fence and hedged borders. Paved patio area immediately beyond the house leading to lawn. The rear of the property also offers a handy storage shed and outside tap.

ADDITIONAL INFORMATION:-

None of the appliances has been tested by the agent.

SERVICES

Electricity and drainage. Telephone subject to renewal by Kingston Communications.

LOCAL AUTHORITY

East Riding Of Yorkshire Council

TENURE

VIEWING

By appointment with the agent.

OPENING HOURS

9 am - 5:30 pm Monday to Friday

10 am - 4 pm Saturday

11 am - 3 pm Sunday

9 am - 1 pm Bank Holidays

PROPERTY VALUATION/SURVEY

Should you be purchasing a property through another agent, we offer a full range of survey reports comprising Homebuyer's Reports, Building Surveys and reports on structural defects, all offered at competitive prices with money saving initiatives. For further impartial advice ring 01759 304625 or email mortvals@dial.pipex.com.

FREE VALUATIONS FOR SALE

If you are considering selling or letting your

property, we offer a free, no obligation valuation service and would be pleased to discuss your individual requirements with you. Please ring 01482862846 for further information or to arrange for one of our valuers to call.

MORTGAGES

We are keen to stress the importance of seeking professional mortgage advice and would recommend that an appointment be made to see Steve Marsdin, Mortgage and Protection Adviser, by phoning him on 01430-871112, or by contacting any member of staff.

A broker fee of £199 will be charged on application.

Your home may be repossessed if you do not keep up repayments on your mortgage.

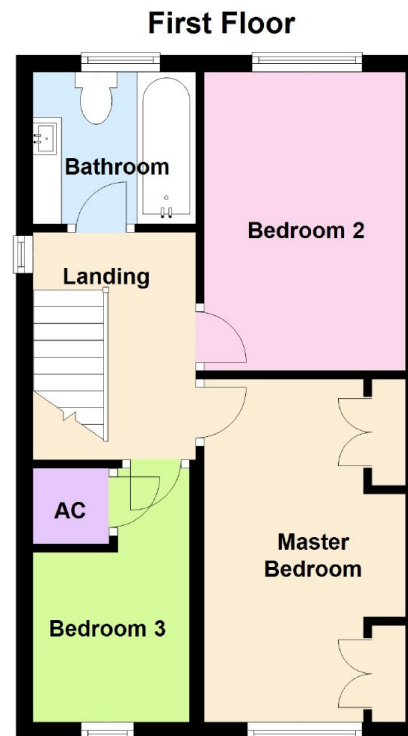
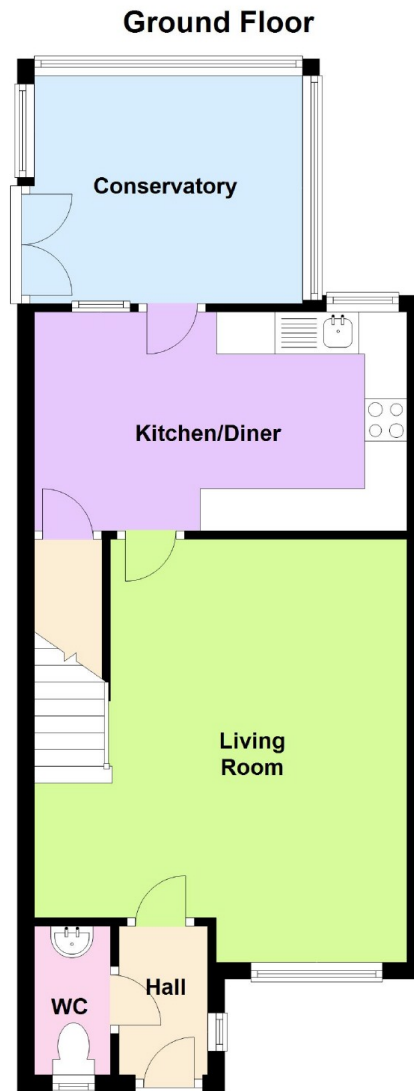
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Floor Plan

This plan is for illustrative purposes only



CLUBLEYS

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