

Whitakers

Estate Agents



14 Tardrew Close

, Beverley, HU17 7QH

£290,000



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The accommodation comprises

Entrance Hall

9'08 x 3'06 (2.95m x 1.07m)

Cloak Room / Wc

2'10 x 5'10 (0.86m x 1.78m)

Lounge

22'2" x 16'2" narrowing to 8'11" (6.78m x 4.93m
narrowing to 2.74m)

Kitchen / Diner

22' x 8'10" (6.71m x 2.69m)

Landing

6'07 x 3'02 (2.01m x 0.97m)

Bedroom 1

12'10" x 12'11" (3.91m x 3.94m)

Bedroom 2

22'10 x 8'11 (6.96m x 2.72m)

Bedroom 3

9' x 9' (2.74m x 2.74m)

Family Bathroom

6' x 5' (1.83m x 1.52m)

Outside

Externally, the property enjoys wrap around gardens with driveway to accommodate multiple cars and detached garage and side plot which is perfect to extend (subject to necessary consents)

Council Tax

East Riding of Yorkshire
Band - D

EPC

EPC rating - D

Additional Services

Whitaker Estate Agents offer additional services via third parties: surveying, financial services, investment insurance, conveyancing and other services associated with the sale and purchase of your property.

We are legally obliged to advise a vendor of any additional services a buyer has applied to use in connection with their purchase. We will do so in our memorandum of sale when the sale is instructed to both parties solicitors, the vendor and the buyer.

Agents Notes

Services, fittings & equipment referred to in these sale particulars have not been tested (unless otherwise stated) and no warranty can be given as to their condition. Please note that all measurements are approximate and for general guidance purposes only.

Free Market Appraisals / Valuations

We offer a free sales valuation service, as an Independent company we have a strong interest in making sure you achieve a quick sale. If you need advice on any aspect of buying or selling please do not hesitate to ask.

Material Information

Construction - Standard

Conservation Area - No

Flood Risk -Very low

Mobile Coverage / Signal -EE Vodafone Three O2

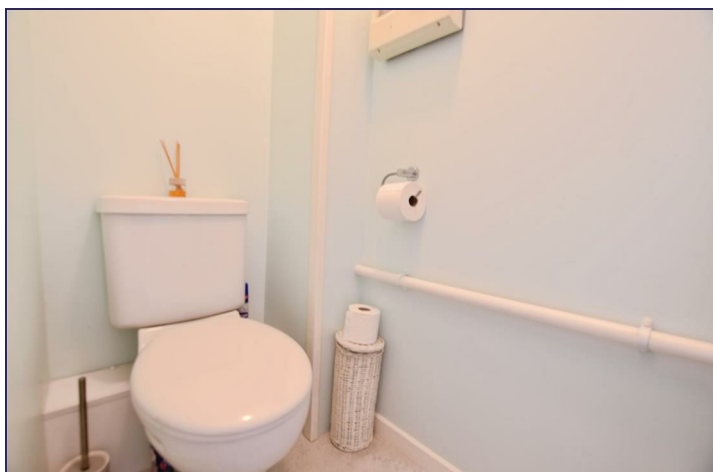
Broadband - Superfast 72 Mbps Ultrafast 1000 Mbps

Tel: 01482 657657

Coastal Erosion - N/A
Coalfield or Mining Area - N/A

Whitakers Estate Agent Declaration

Whitakers Estate Agents for themselves and for the lessors of the property, whose agents they are give notice that these particulars are produced in good faith, are set out as a general guide only & do not constitute any part of a contract. No person in the employ of Whitakers Estate Agents has any authority to make or give any representation or warranty in relation to this property.



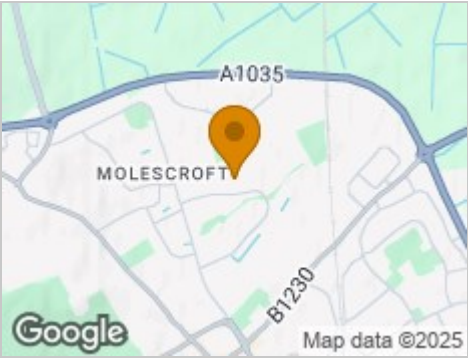
Road Map



Hybrid Map



Terrain Map



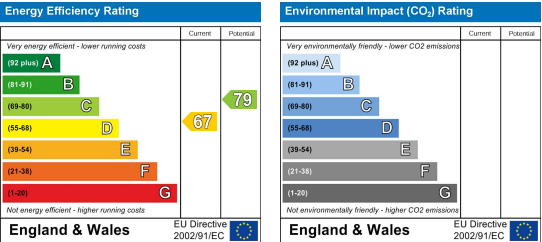
Floor Plan



Viewing

Please contact our Whitakers Estate Agents - Anlaby Office Office on 01482 657657 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.