



**QUICK & CLARKE**  
The Property Specialists

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**3 Tickton Meadows, Tickton HU17 9SZ**  
**£169,950**

- NO ONWARD CHAIN
- 2/3 bedroom accommodation
- Excellent village location
- Great school catchment area
- Two allocated car parking spaces
- Courtyard garden
- Extremely versatile property
- EPC : C

#### THE PROPERTY

An extremely versatile modern terraced property offering 2/3 bedroomed accommodation in this very popular residential village, with highly regarded primary school and superb secondary school catchment area. The property offers entrance hall, living room, dining kitchen and a very versatile garden room/bedroom 3 at ground floor, whilst at first floor there are two good sized bedrooms and family bathroom. There is a rear courtyard garden and the added benefit of two allocated car parking spaces. A superb family or investment opportunity.

#### LOCATION

The popular village of Tickton offers excellent facilities including a shop, public house, primary school, hairdressers, and leisure amenities. The village itself is located to the east of the historic market town of Beverley which enjoys a fine cultural heritage, plenty of shopping opportunities and is famous for its racecourse and Minster.

#### THE ACCOMMODATION COMPRISES

##### GROUND FLOOR

##### ENTRANCE HALL

With PVCu sealed unit double glazed door, staircase to first floor and radiator.

##### LIVING ROOM

12'6" x 11' (3.81m x 3.35m)

PVCu sealed unit double glazed windows and radiator.

##### DINING KITCHEN

14'2" x 8'3" (4.32m x 2.51m)

With a good range of base and eye level units having roll edge worksurfaces, incorporating a 1 1/2 bowl single drainer sink unit, electric oven and hob, plumbing for automatic washing machine, good sized understairs storage cupboard, timber effect flooring and radiator.

##### GARDEN ROOM / BEDROOM 3

9'5" x 8'8" (2.87m x 2.64m)

With orangery style skylight, PVCu sealed unit double glazed windows, contemporary vertical radiator and French doors to garden.

#### FIRST FLOOR

##### LANDING

##### BEDROOM 1

11'6" x 11' (3.51m x 3.35m)

Built-in bulkhead cupboard, fitted wardrobes, PVCu sealed unit double glazed windows and radiator.

##### BEDROOM 2

9'6" x 7'9" (2.90m x 2.36m)

PVCu sealed unit double glazed window and radiator.

##### BATHROOM

6'2" x 6' (1.88m x 1.83m)

Panelled bath with shower over, wash basin and low level WC, PVCu sealed unit double glazed window and chrome towel radiator.

##### OUTSIDE

To the front of the property is a small open plan lawned garden, whilst at the rear is an attractive and well-proportioned enclosed paved garden area.

##### PARKING

The property benefits from two allocated car parking spaces to the front.

##### 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 to be Freehold (to 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 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](mailto:beverley@qandc.net)

#### EPC RATING

For full details of the EPC rating of this property please contact our office.



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.

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. Made with Metropix ©2021