



**HEATING AND INSULATION**  
The property has gas-fired central heating, and uPVC double glazing.

**SERVICES**  
All mains services are connected to the property. None of the services or installations have been tested.

**TENURE**  
Freehold. Vacant possession upon completion.

**COUNCIL TAX**  
Council Tax is payable to the East Riding of Yorkshire Council. The property is shown in the Council Tax Property Bandings List in Valuation Band 'B' (verbal enquiry only).

**VIEWINGS**  
Strictly by appointment with the agent's Beverley office.



Over over  
£175,000

25 Ploughmans Gardens,  
Woodmansey



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### LOCATION

The property is located on a quiet cul-de-sac in Woodmansey which is just a short five minute drive from Beverley and just fifteen minutes from Hull. Local amenities include bars, restaurants, and a gym, the property is also near both primary and secondary schools.

### ACCOMMODATION

Entrance Hall

Living Room

Downstairs W.C

Kitchen

First Floor Landing

Bedroom One

Bedroom Two

Family Bathroom

Parking

Rear Garden



## 25 Ploughmans Gardens, Woodmansey, HU17 0GN

A well presented two bedroom semi-detached house, situated in Woodmansey on a private cul-de-sac, with parking spaces for two cars. The property would be perfect for first time buyers or perhaps a buyer looking for an investment opportunity.

The property briefly comprises:- Entrance hall, Living room, Downstairs W.C and a Kitchen with stainless steel sink, space for washing machine, space for fridge freezer, gas hob with extractor over and an electric oven. To the first floor there are two double bedrooms and the family bathroom. Outside to the front are parking spaces for two cars and to the rear is a lawned garden.

