



**Ploughmans Gardens, Woodmansey Beverley HU17 0GN**

**welcome to**

**Ploughmans Gardens, Woodmansey Beverley**

Presented with great taste and style this three bed semi-detached house is not to be missed!



**A beautifully presented modern semi-detached property, a recently constructed Barratt Maidstone, situated in the popular village of Woodmansey. The village of Woodmansey is approximately 1.5 miles away from Beverley and has great accessibility into Hull City centre. The village benefits from a small primary school, regular bus services, village shop and local public house. The accommodation of the property comprises of entrance hall, cloakroom with w/c, lounge, dining kitchen, three bedrooms to the first floor including main bedroom with ensuite plus a family bathroom. Well maintained gardens to the front and rear as well as two parking spaces. The property has a valid NHBC warranty.**

#### **Entrance Hall**

With double glazed entrance hall, radiator and stairs leading to first floor accommodation.

#### **Cloakroom**

With wash hand basin, wc, radiator.

#### **Lounge**

16' 3" x 12' 2" max narrowing to 8' ( 4.95m x 3.71m max narrowing to 2.44m )

With double glazed window to the front and radiator.

#### **Dining Kitchen**

15' 2" x 10' 5" ( 4.62m x 3.17m )

Comprising of a range of wall and base units with work surfaces and splash backs. Incorporating stainless steel sink unit, electric oven, gas hob with extractor fan above. Fridge / freezer, washer / dryer and gas central heating boiler. Under stairs cupboard, radiator, double glazed window to the rear and French doors to the garden.

#### **First Floor**

##### **Landing**

Access to loft and cupboard over stairs. Radiator.

##### **Bedroom One**

12' 1" x 8' 5" ( 3.68m x 2.57m )

With double glazed window to the front, radiator and fitted wardrobes.

##### **Ensuite**

Partially tiled with shower cubicle, wash hand basin, wc and radiator.

##### **Bedroom Two**

10' 3" x 8' 6" ( 3.12m x 2.59m )

With double glazed window to the rear and radiator.

##### **Bedroom Three**

8' 7" x 6' 4" ( 2.62m x 1.93m )

With double glazed window to the front and radiator.

##### **Bathroom**

Partially tiled bathroom comprising bath, wash hand basin, wc, and radiator. Double glazed window to the rear.

##### **Front Of Property**

Two car parking spaces.

##### **Side Garden**

Which is lawned with plants on the perimeter.

##### **Rear Garden**

Laid to lawn with a raised composite decked area with lighting, ideal for al fresco dining. With a side gate and path leading to the front of the property.



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welcome to

## Ploughmans Gardens, Woodmansey Beverley

- Superb 3 bedroom semi-detached house.
- Beautifully presented.
- Bathroom & Ensuite & Cloakroom.
- Kitchen/diner with appliances.
- Gardens & two parking spaces.

Tenure: Freehold EPC Rating: B

offers in the region of

**£230,000**



### directions to this property:

See below map of property location. For further information on the local area please contact the Residential Sales Team on 01482 880488.



Please note the marker reflects the postcode not the actual property

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Property Ref:  
BEV105554 - 0008

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