

Ploughmans Gardens, Woodmansey, Beverley HU17 0GN

# welcome to

# **Ploughmans Gardens, Woodmansey Beverley**

Double fronted semi-detached house situated in this sought after cul de sac modern development in the village of Woodmansey.

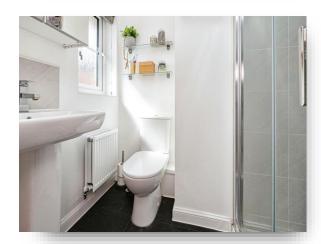












#### **Entrance Hall**

Accessed via a double glazed entrance door, tiled floor, radiator and built in double cloaks cupboard. Stairs to the first floor and understairs storage cupboard.

#### Cloakroom/ W/C

With an extractor fan, radiator, wc and a corner pedestal wash hand basin.

### Lounge

16' 1" x 10' 2" ( 4.90m x 3.10m )

With double glazed windows to both front and side aspects and radiator.

# **Dining Kitchen**

16' x 10' 7" ( 4.88m x 3.23m )

With double glazed windows to both front and side aspects together with double glazed french doors giving access to the side garden. The kitchen area has a modern range of base and wall units, worksurfacing with a stainless steel sink unit, electric built in oven with gas hob with hood over. Integrated fridge/freezer, dishwasher and automatic washing machine. Concealed gas central heating boiler, tiled floor and radiator.

# Landing

With radiator and access to the loft.

#### **Bedroom One**

10' plus recess x 9' 6" plus door entrance ( 3.05m plus recess x 2.90m plus door entrance ) With double glazed windows to both front and side aspects, radiator and built in sliding doored wardrobes.

#### **En-Suite Shower Room**

With a double glazed window to the front aspect, part tiled walls, radiator, extractor fan, shower enclosure, WC and pedestal wash hand basin.

# **Bedroom Two**

12' 4"  $\times$  8' 6" plus door entrance ( 3.76m  $\times$  2.59m plus door entrance )

With double glazed windows to both front and side aspects, radiator and a built in overstairs wardrobe.

#### **Bedroom Three**

7' 3" x 6' 8" ( 2.21m x 2.03m )

With a double glazed window to the side aspect and radiator.

#### **Bathroom**

With a double glazed window to the side aspect, part tiled walls, tiled floor, radiator, panelled bath, wc and pedestal wash hand basin.

#### **Outside**

To the front of the property is a lawned garden with beech hedging to the front boundary and adjoining twin allocated parking spaces. The side south facing garden has a paved patio to a good sized lawned garden with fenced surrounds providing privacy. There is an outside tap to the side elevation of the house and a timber shed within the garden.





# Welcome to

# Ploughmans Gardens, Woodmansey Beverley

- Double Fronted Semi Detached Home
- Delightful Enclosed South Facing Gardens
- Well Planned Living Space With Three Bedrooms
- Twin Allocated Parking
- Council Tax Band: C

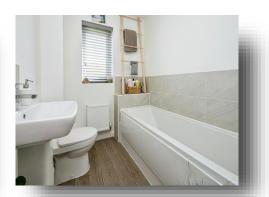
Tenure: Freehold EPC Rating: B

## 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.

# £230,000







King St

Warton O

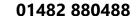
Please note the marker reflects the postcode not the actual property

# view this property online williamhbrown.co.uk/Property/BEV106784



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