



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" x 8' 6" plus door entrance (3.76m x 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.



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



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

£230,000



Please note the marker reflects the postcode not the actual property

view this property online [williamhbrown.co.uk/Property/BEV106784](https://www.williamhbrown.co.uk/Property/BEV106784)



Property Ref:
BEV106784 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01482 880488



Beverley@williamhbrown.co.uk



5A North Bar Within, BEVERLEY, East Yorkshire,
HU17 8AP



williamhbrown.co.uk