

Whitakers

Estate Agents



38 Ploughmans Gardens, Beverley, HU17 0GN

£215,000

Whitakers Estate Agents are delighted to bring to the market this well-presented and modern family home, situated within the popular residential development of Ploughmans Gardens in the sought-after village of Woodmansey, ideally positioned for access to Beverley and its excellent range of amenities.

The property briefly comprises an entrance hall leading to a spacious lounge, offering a comfortable living space with ample natural light. To the rear, a contemporary fitted dining kitchen provides a range of modern units, complementary work surfaces and space for appliances, with access to the rear garden.

To the first floor are generously proportioned bedrooms, all well presented, together with a modern family bathroom fitted with a three-piece suite.

Externally, the property benefits from a front garden with off-street parking and/or a driveway (subject to confirmation), providing practical kerb appeal. To the rear is a pleasant garden, mainly laid to lawn with a patio seating area, ideal for outdoor relaxation and entertaining.

Ploughmans Gardens is a highly regarded residential location offering a semi-rural setting whilst remaining within easy reach of Beverley town centre, well-regarded schooling and excellent transport links.

An early internal inspection is strongly recommended to fully appreciate the accommodation and lifestyle on offer.

The accommodation comprises

Ground floor

Entrance hall

Upvc double glazed entrance door, gas central heating radiator and staircase to the landing off.

Cloakroom



Low flush WC and wash basin, gas central heating radiator.

Lounge 16'0" x 12'0" maximum (4.90 x 3.68 maximum)



Upvc double glazed window and a gas central heating radiator.

Dining kitchen 10'6" x 15'1" (3.22 x 4.62)



Upvc double glazed French windows leading to the rear garden, Upvc double glazed window, kick board heater, upgraded kitchen including base wall and drawer units with granite worktops and up stands, inset single drainer sink unit, split level double oven and hob with a cooker hood over, integrated refrigerator, washing machine and dishwasher.

First floor

Landing

Leads to:

Bedroom one 11'9" x 8'5" (3.60 x 2.59)



Upvc double glazed window and a gas central heating radiator.

En suite shower room



Fitted with a three piece suite comprising shower cubicle, pedestal wash basin and a low flush WC, gas central heating radiator and an extractor fan.

Bedroom two 10'2" x 8'5" (3.12 x 2.59)



Upvc double glazed window and a gas central heating radiator.

Bedroom three 8'9" x 6'3" (2.67 x 1.93)



Upvc double glazed window and a gas central heating radiator.

Bathroom



Upvc double glazed window and a gas central heating radiator, fitted with a three piece suite comprising panelled bath, pedestal wash basin and a low flush WC, and an extractor fan.

Gardens



The property has an enclosed lawned garden and patio area to the rear.

External



Two allocated spaces to the front of the property.

Tenure

The property is held under Freehold tenureship

Council Tax band

Local Authority - East Riding Of Yorkshire

Local authority reference number -

WOO054038000

Council Tax band - C

EPC rating

EPC rating - B

Material Information

Construction - Standard

Conservation Area - No

Flood Risk - Very low

Mobile Coverage / Signal - EE / Vodafone / O2

Broadband - Ultrafast 1000 Mbps

Coastal Erosion - N/A

Coalfield or Mining Area - N/A

Additional Services

Whitaker Estate Agents offer additional services via third parties: surveying, financial services, investment insurance, conveyancing and other services associated with the sale and purchase of your property.

We are legally obliged to advise a vendor of any additional services a buyer has applied to use in connection with their purchase. We will do so in our memorandum of sale when the sale is instructed to both parties solicitors, the vendor and the buyer.

Agents Notes

Services, fittings & equipment referred to in these sale particulars have not been tested (unless otherwise stated) and no warranty can be given as to their condition. Please note that all measurements are approximate and for general guidance purposes only.

Free Market Appraisals / Valuations

We offer a free sales valuation service, as an Independent company we have a strong interest in making sure you achieve a quick sale. If you need advice on any aspect of buying or selling please do not hesitate to ask.

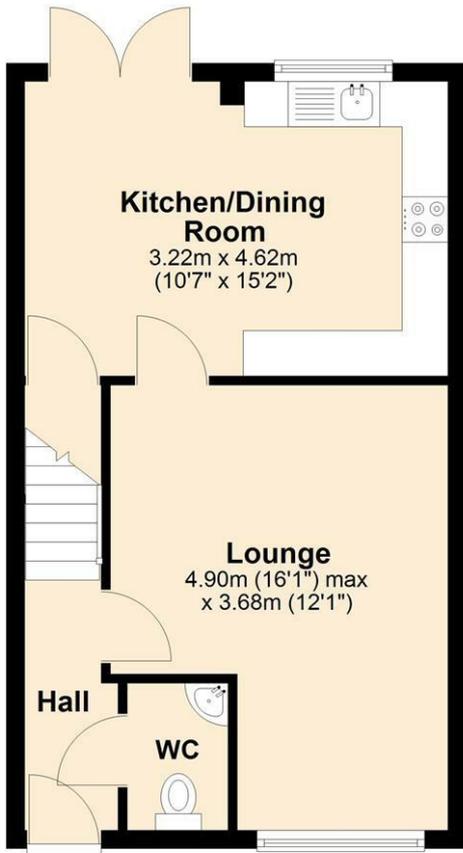
Whitakers Estate Agent Declaration

Whitakers Estate Agents for themselves and for the lessors of the property, whose agents they are give notice that these particulars are produced in good faith, are set out as a general guide only & do not constitute any part of a contract. No person in the employ of Whitakers Estate Agents has any authority to make or give any representation or warranty in relation to this property.

Floor Plan

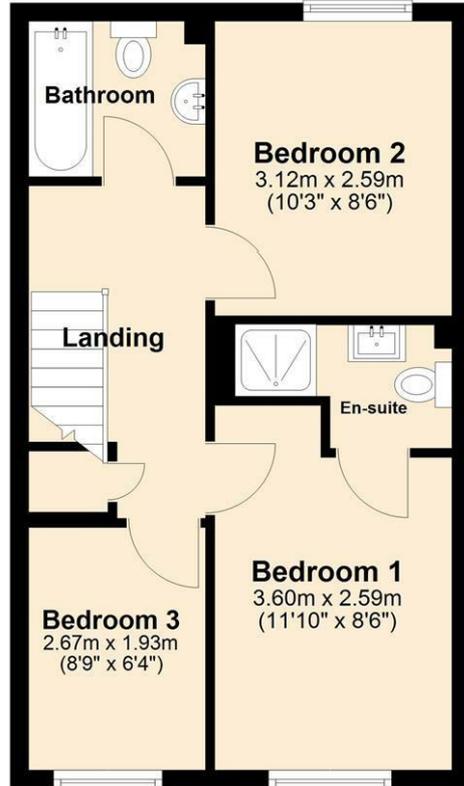
Ground Floor

Approx. 37.9 sq. metres (407.8 sq. feet)



First Floor

Approx. 37.8 sq. metres (406.4 sq. feet)

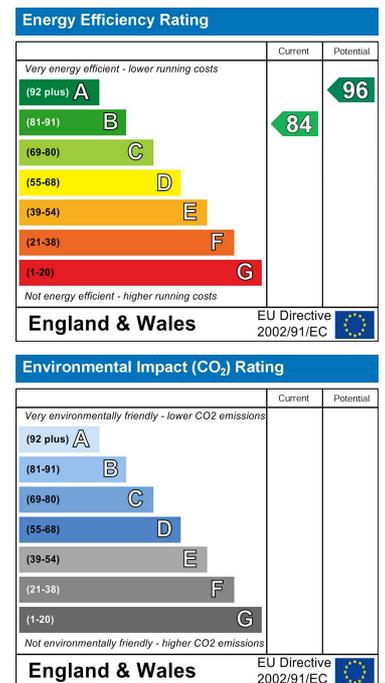


Total area: approx. 75.6 sq. metres (814.3 sq. feet)

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.