



CRICKETERS WAY, WILBERFOSS, YORK YO41 £390,000

NORTH  
RESIDENTIAL



# A beautifully presented detached bungalow within a quiet cul-de-sac location, ideally positioned for the village amenities.

This is a wonderful home enhanced for modern family living, situated within a peaceful and attractive development in the heart of Wilberfoss, an attractive and accessible village within the Vale of York.

This desirable home is within a perfect position having southerly views to the rear onto the beautifully landscaped garden. This impressive property benefits from beautiful reception space and three bedrooms. Various improvements have been sympathetically undertaken to provide an outstanding home. Located within a lovely village setting, close to the thriving market town of Pocklington, Wilberfoss offers easy access to the historic city of York, Hull, Beverley, and Leeds.



3

1

2

1

**Tenure**  
Freehold

**Local Authority**  
East Riding of Yorkshire

**Council Tax Band**  
Band C

**Council Tax Band**  
Band D

# Description

With about 1294sqft, the accommodation offers excellent space for entertaining and family living with a beautiful sitting room with a double height ceiling, an attractive dual aspect and doors leading into the glorious garden. The modern and tastefully designed breakfasting kitchen with dining area provides a super range of high-quality units with a central island with storage cupboards and drawers below. There is an integrated Neff 5 ring induction hob, cupboard with carousel storage, integrated dishwasher, washing machine, wine fridge, floor to ceiling fridge and floor to ceiling freezer. There are Neff 2 ovens, both with a hide and slide door, there is in addition a steam oven and microwave oven with grill.

Off the kitchen is a spacious porch and access to the boarded loft is reached from the kitchen where there is a pull-down loft hatch with attached ladders. Bedroom 1 has attractive garden views, together with generous integrated storage and a WC with wash hand basin, there are a good range of integrated wardrobes. Bedroom 2 is a good-sized double room with generous integrated wardrobes and bedroom 3 has a Murphy pull-down bed which is incorporated into a fixed wall unit. This would make a perfect occasional guest bedroom, study or games room. The shower room has modern white fittings and a heated towel rail. The inner hall has two generously sized cupboards plus a linen cupboard with the hot water tank.

The inner hall has two generously sized cupboards plus a linen cupboard with the hot water tank.

The south facing and private garden has been meticulously landscaped and maintained. There is a patio, lawn, borders including a palm tree and a beautiful feijoa plant, tap, detached garage with electric door and a covered seating area which includes an impressive stone table and seats and an electricity supply. There is plenty of off-street parking on the drive.

All window dressings will remain.



## Services

We understand mains services are installed with oil fired central heating. There is in addition to central heating within the sitting room, an air conditioning unit.

## Location

Wilberfoss is a popular and desirable village, convenient for both Pocklington (5 miles) and York city centre (8 miles) with a regular bus service to both. There is a plentiful choice of amenities within Wilberfoss. These include a well-regarded primary school and nursery, Church, playground, pub, small supermarket, independent butcher, post office and hairdresser. Sporting facilities are excellent with a sports club with football & cricket teams, local tennis club and community centre.

Pocklington has an excellent range of independent retailers, coffee and gift shops, national supermarkets, highly regarded independent and state primary and secondary schools.

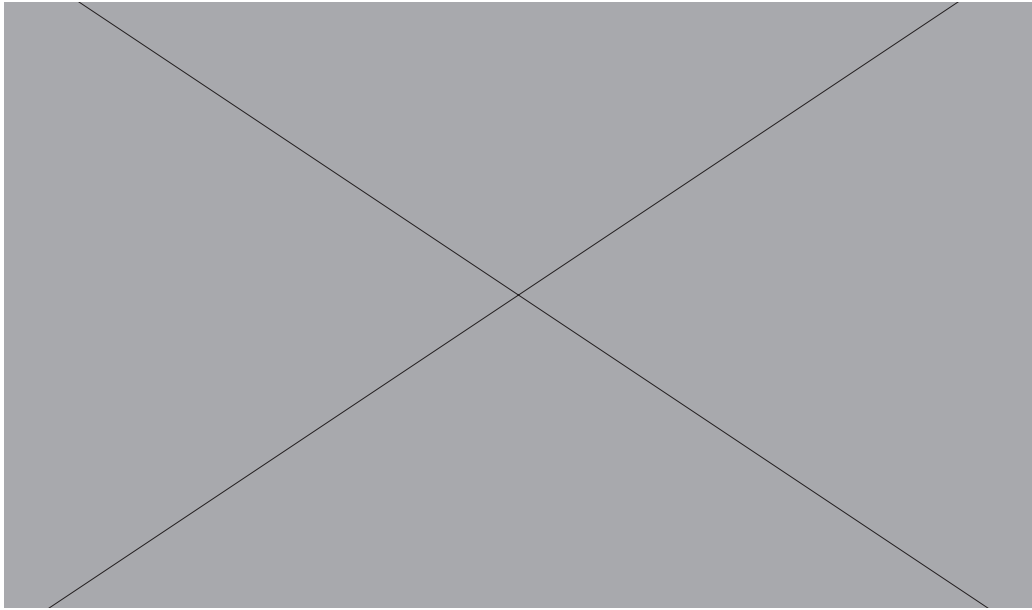
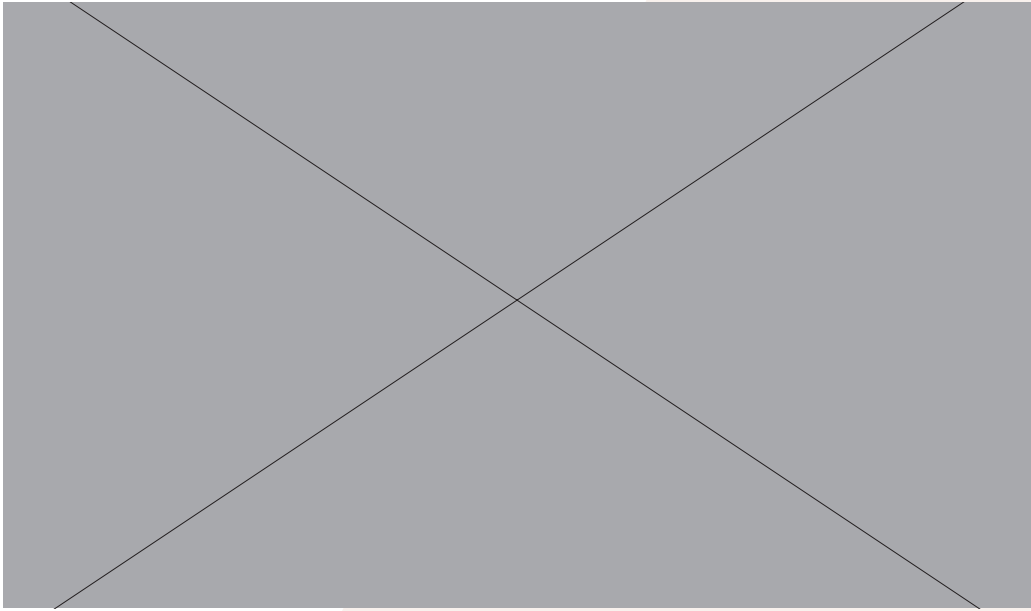
The historic city of York, Beverley, Leeds, and Hull are all within easy reach from the A1079 located beyond the village.

## Directions

Postcode – YO41 5LU

For a precise location, please use app- [What3words.com/#!/ridge.equipment.spin](https://www.what3words.com/#!/ridge.equipment.spin)

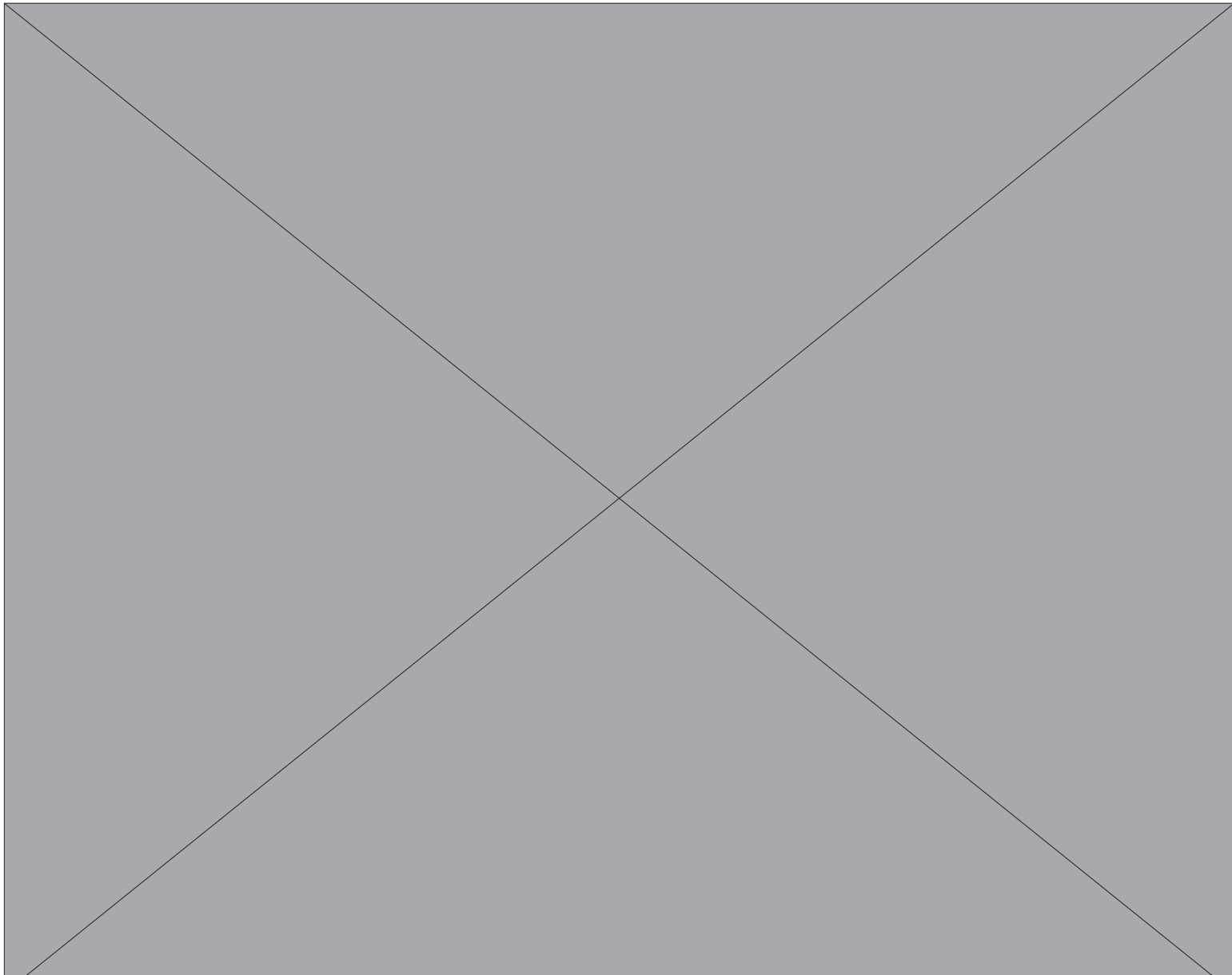












Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by North Residential in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither North Residential nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s).

2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only.

3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at [www.northresidential.co.uk](http://www.northresidential.co.uk).

Particulars dated July 2023. Photographs dated July 2023.

North Residential is the trading name of Knight Frank Harrogate Limited, a company registered in England and Wales with registered number 11986429. Our registered office is at 24 Albert Street, Harrogate, North Yorkshire, HG1 1JT.

