



MAIN STREET, WILBERFOSS YO41

£299,950

NORTH
RESIDENTIAL

A wonderful house with character, the most impressive garden, off street parking and located within the heart of this popular village near Pocklington and York.

This has been a cherished home for almost 50 years, which would now benefit from some updating. The property has impressive accommodation throughout and offers great flexibility of space. With strong aesthetic frontage appeal, plenty of off-street parking and a rear garden to get lost in, this village home offers a rare opportunity.



Tenure Freehold	Local Authority East Riding	Council Tax Band Band D	EPC Rating Band E
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Property Description.

The sitting room has an open fireplace and is adjacent to what could be used as a dining room or fourth bedroom. Both rooms have an outlook onto the front garden. The dual aspect breakfasting kitchen has an electric hob, breakfast bar, integrated fridge, two freezers, washing machine, dishwasher and a door leads to the side garden. The combi boiler was replaced in 2023. The kitchen has an attractive dual aspect with glorious views onto the long garden sweeping away from the house. Running along the back of the house is a hall which is wide enough to offer scope to be used as useable space, access to the garden can be obtained from here. There is a wet room on the ground floor with a tiled floor. There are three bedrooms to the first floor and a family bathroom with white fittings and a shower above the bath. The two front bedrooms are generous double rooms, one benefits from integrated wardrobes, and both have high ceilings making them naturally light.

To the front of the house is ample space for parking vehicles. The rear garden has a good-sized outbuilding, ideal for storage and a workshop. This is divided inside into separate areas, there is a concrete floor and electricity. A patio between the back door and outbuilding is nicely positioned for enjoying the views over the garden. There is brick built potting shed with a tiled roof, a variety of raised vegetable beds, plum trees, apple trees, raspberries, and gooseberries, with mature trees adding structure.

The title will contain a restrictive covenant, the exact wording will be issued by the vendors solicitor, in general terms, the garden will solely be used as a garden for private recreational purposes for this property.

Services.

Mains services are installed. Oil fired central heating.

Postcode – YO41 5NN

For a precise location, please use app- [What3words.com/#!/daffodils.powder.town](https://www.what3words.com/#!/daffodils.powder.town)



Location.

Wilberfoss is a popular and desirable village, convenient for both Pocklington (about 5 miles) and York city centre (about 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.

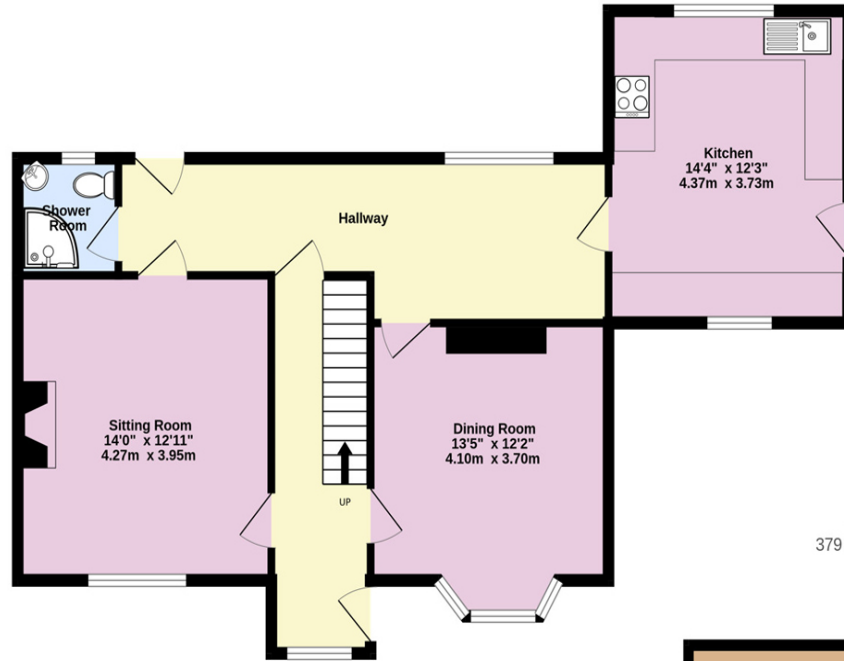
Pocklington is a historic and traditional market town with a wonderful variety of high-quality independent retailers including coffee shops, restaurants, butchers, bakers, gift shops and home /interior design shops. The town has strong state and independent schooling with a choice of nurseries, primary and secondary education. There are national supermarkets, a rich variety of sporting, recreational, educational, and cultural activities are available. Francis Scaife Sports Centre has a swimming pool, gym, squash courts, a variety of fitness classes, sports clubs, and sports hall. Burnby Hall Gardens located within Pocklington is “a jewel in Yorkshire’s crown” and home to a national collection of water lilies, the gardens host an annual tulip festival, Sunday brass band concerts and has a well-regarded tearoom. The Pocklington Arts Centre is a popular and well-known asset in the town and is home to cinema, music, comedy, and theatre productions.

The Wolds and Vale of York is an unspoilt part of Yorkshire, offering phenomenal walking and cycling opportunities with the high rolling Wolds being classic David Hockney countryside renowned for its big views and its vast, rolling arable countryside.

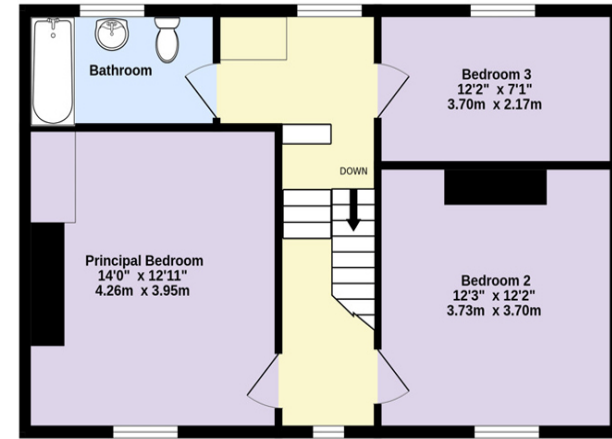
The historic city of York, Hull (awarded City of Culture in 2017) and Leeds are all within reach and commuting distance. York offers an excellent range of independent and national retailers, sporting, cultural and recreational facilities expected from such a well-regarded city, together with its famous racecourse. The mainline railway station in York provides services to all parts of the UK and a fast train to London Kings Cross in under 2 hours.



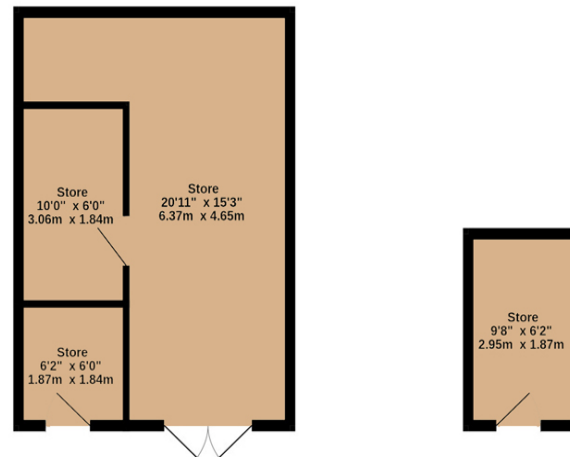
GROUND FLOOR
772 sq.ft. (71.7 sq.m.) approx.



1ST FLOOR
566 sq.ft. (52.6 sq.m.) approx.



OUTBUILDINGS
379 sq.ft. (35.2 sq.m.) approx.



TOTAL FLOOR AREA : 1716 sq.ft. (159.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any



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.

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Particulars dated March 2024. Photographs and videos dated March 2024.



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