



PARK LANE, WILBERFOSS, YORK YO41

£295,000

NORTH  
RESIDENTIAL



## A superb family home, with a generous south facing garden, located within this popular and well-served village near Pocklington and York.

This is a perfect home which has been sympathetically improved and refurbished. It has impressive accommodation throughout which offers great flexibility of space. With plenty of off-street parking and a stunning rear garden, this village home offers a fantastic opportunity. The current owners have installed new windows, doors, radiators, the garage roof has been replaced and the electrics have been renewed. This is a beautiful and welcoming home which is presented in excellent condition and has been meticulously cared for.

The property has fantastic accommodation of about 1078sqft in total and is perfectly enhanced for modern living, being situated within this sought-after village ideally positioned between York and Pocklington. This is an accessible location, with easy access to the amenities the nearby popular town of Pocklington has to offer.



**Tenure**  
Freehold

**Local Authority**  
East Riding of Yorkshire

**Council Tax Band**  
Band B

**EPC Rating**  
Band C











## Property Description.

This desirable property has outstanding accommodation, and benefits from being naturally light throughout; the accommodation offers tremendous space for entertaining and family living. It is in an ideal position, within walking distance of the village centre and the open countryside is nearby. The house benefits from beautiful reception space and three bedrooms.

The sitting room offers a welcoming feel to the house, it has generous, semi-open plan space which is perfect for family life and is complemented by a gas fire which offers a lovely focal point. The adjacent dining room / family room is ideally situated at the centre of the house, with a beautifully large window and double glass doors leading into the garden, the attractive garden views can be fully enjoyed. The kitchen has an excellent range of wall and base units, an integrated 5-ring gas hob, oven, grill, and attractive garden views. The utility area has a boiler, together with further generous storage capacity, with plumbing for a washing machine and drier. The garage was converted to useable accommodation and is currently used as a gym. It would also make an ideal bedroom, playroom, games room or TV room. The reception space on the ground floor is a particular feature of the house and has attractive proportions and offers family friendly and sociable space.

There are three bedrooms on the first floor, two have integrated wardrobes and bedroom three has integrated storage. The family bathroom benefits from modern, white fittings, integrated storage space below the wash hand basin, the L-shaped bath has a mains rainfall shower head, there are fully tiled walls and a heated towel rail. The loft has a pull down ladder and is fully boarded.





## Property Description.

The ground floor reception space has been designed to allow full benefit of the views onto the beautifully private garden. This space has been planned to capture lovely natural light and offers wonderful flexibility for family life.

The house accommodation provides the ideal balance for entertaining and accommodating family life.

There is the benefit of double glazing throughout.

The front garden provides plenty of off-street parking and the enclosed and private rear has a generous patio for summer entertaining, lawn and an impressive summer house which would make an ideal workshop, games room, or store. With its sunny south facing aspect, the rear garden captures beautiful sunlight.



## Services.

We understand mains services are installed with mains gas central heating.

## Location.

Postcode – YO41 5PW

For a precise location, please use app- [What3words.com///invented.proofread.sitting](https://www.what3words.com/invented-proofread-sitting)









## 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 and quick access onto the A1079 to head east and west. A rich variety of sporting, recreational, educational, and cultural activities are available within close walking distance. 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.

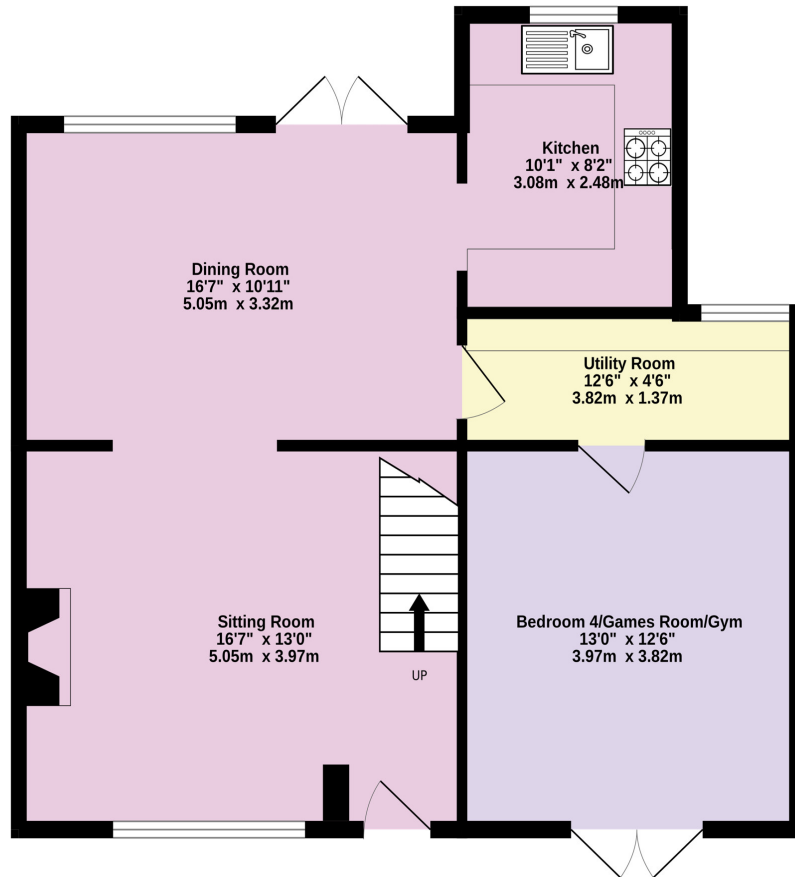
The Wolds and Vale of York is an unspoilt part of Yorkshire, offering phenomenal walking and cycling opportunities with the high rolling Wolds being classic David Hockney countryside renowned for its big views and its vast, rolling arable countryside. The coast can be reached with beautiful beaches at Fraisthorpe, Filey and Skipsea. Numerous golf courses are within easy reach.

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.

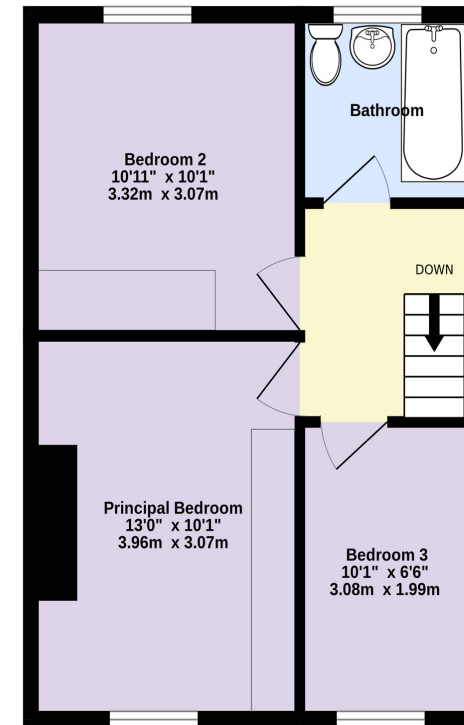




GROUND FLOOR  
690 sq.ft. (64.1 sq.m.) approx.



1ST FLOOR  
389 sq.ft. (36.1 sq.m.) approx.



TOTAL FLOOR AREA: 1078 sq.ft. (100.2 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 prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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PLEASE CONTACT THE POCKLINGTON OFFICE - 01759 779025 - 70 MARKET STREET, POCKLINGTON, YORK YO41 2AB

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Particulars dated June 2024. Photographs and videos dated June 2024.

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