



Windmill Meadows, Wilberfoss, York, YO41 5RQ

- THREE BEDROOMS
- BATHROOM AND SEPARATE W.C
- LOUNGE DINER
- COUNCIL TAX BAND D
- PARKING FOR MULTIPLE VEHICLES
- GARDEN
- WELL PRESENTED
- EPC RATING: D

£310,000



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DESCRIPTION

A well-presented, three bedroom detached bungalow in the popular village of Wilberfoss.

The property is accessed via an entrance hall with cloakroom and W.C just off it. From the hall you enter the spacious living space with large window to the front allowing in plenty of natural light, a feature fireplace creates a focal point to the room and to the rear you have space for a dining table and chairs.

The kitchen is off the lounge and has a range of base and wall units, integrated oven with hob and space and plumbing for a free standing washing machine and dishwasher. An external door leads out to the side of the property.

There is an internal hallway giving access to the three bedrooms, airing cupboard and family bathroom with sink, W.C and bath with shower.

Externally there is a lawned front garden with two driveways providing off street parking for multiple vehicles. There is an enclosed, lawned rear garden patio seating area and additional gravelled area to the side of the property. The garage completes the accommodation with up and over door as well as side access from the garden.

Wilberfoss is a sought after village approximately 6 miles from York's outer ring road. It has local amenities in the village itself as well as providing convenient access to both York and Pocklington.

Offered for sale with no onward chain, viewing is highly recommended.







Floor Plan

Garage

Total floor area 88.5 m² (953 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

Viewings

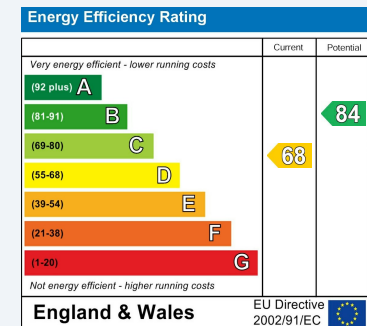
Please contact york@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.



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