



## Moorfield Drive, Wilberfoss, York, YO41 5PZ

- WELL PRESENTED
- LANDSCAPED GARDEN
- CORNER PLOT
- EPC RATING: D
- MODERN KITCHEN
- GARAGE
- SOUGHT AFTER VILLAGE LOCATION
- COUNCIL TAX BAND C

**Asking Price £225,000**





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## DESCRIPTION

A beautifully presented, two bedroom detached bungalow enjoying a corner plot in the popular village of Wilberfoss.

Upon entering the property you have an entrance hall giving access to all other rooms. The modern kitchen is found to the front of the property and has a range of base and wall units as well as integrated appliances including oven, hob, dishwasher and fridge freezer.

There is a lounge diner which is filled with natural light from a window to the side aspect and patio doors to the rear. There is ample space for a seating area and dining table and chairs, an attractive fireplace creates a focal point to the room.

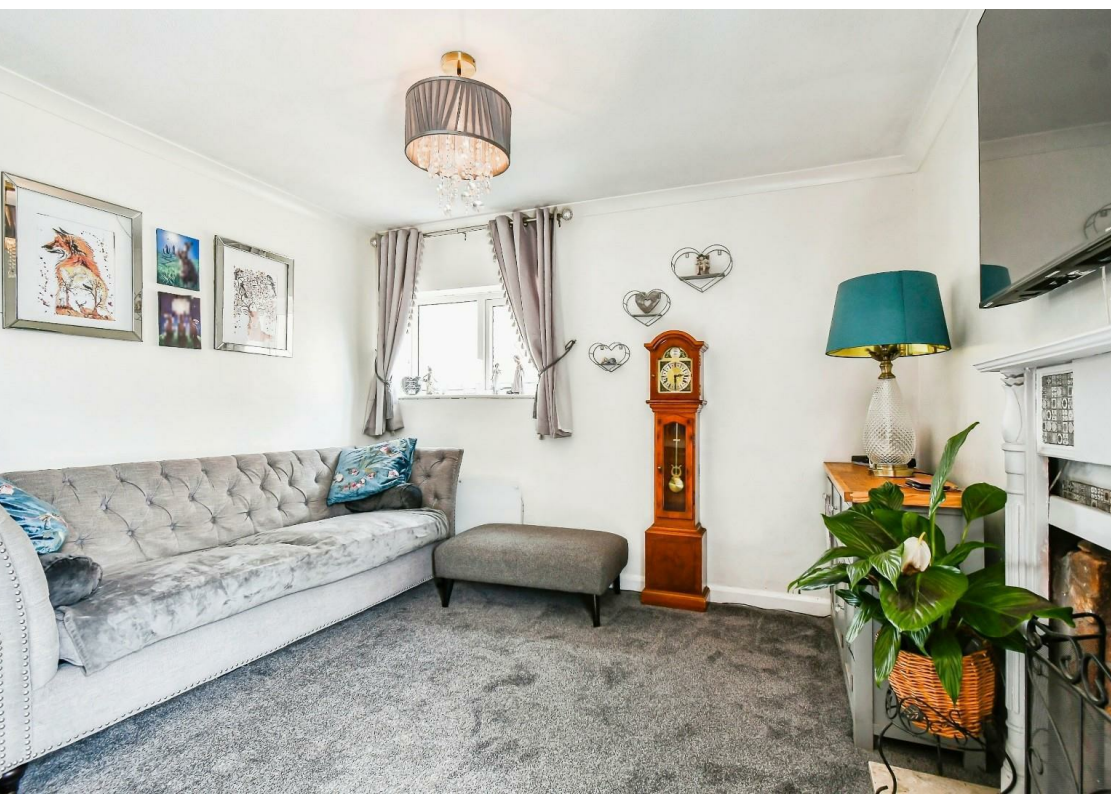
There are two bedrooms and a modern shower room with sink and vanity unit, W.C and walk in shower cubicle.

Externally the property has a paved garden to the front, to the side there is a driveway providing off street parking and leading to the detached garage. To the rear you have a landscaped garden with various seating and planted areas.

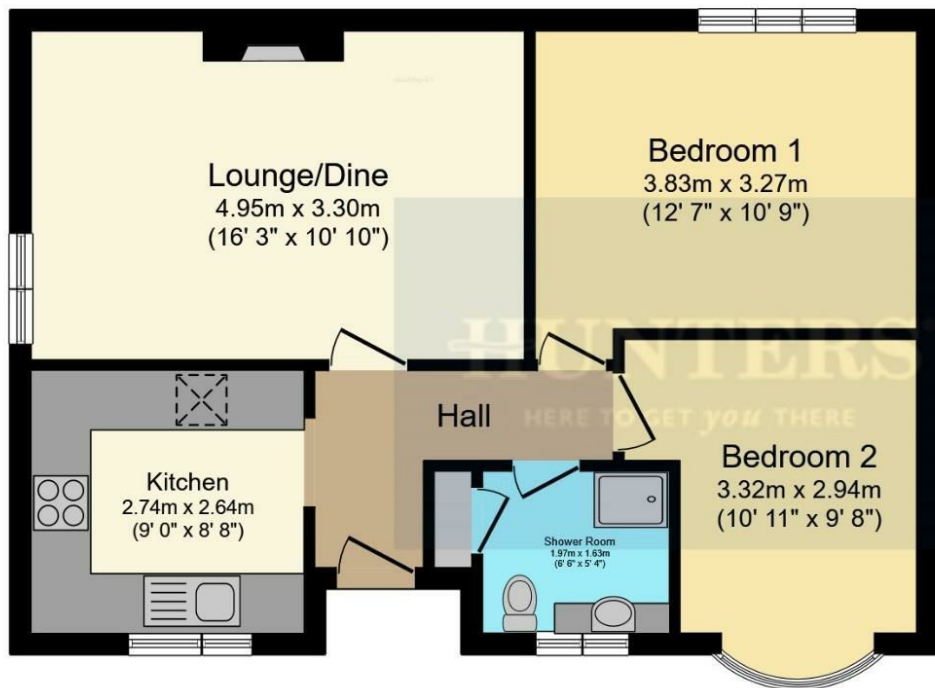
Viewing of this property is highly recommended to truly appreciate all this property has to offer.



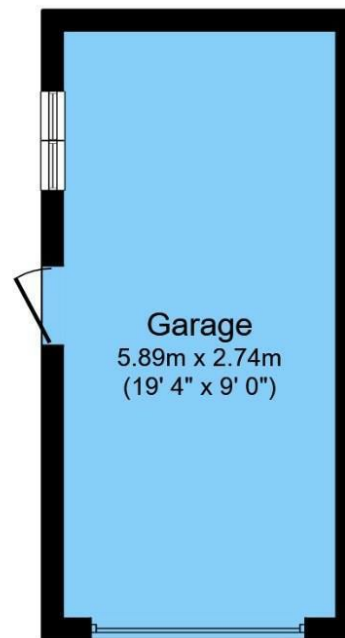








**Floor Plan**



**Garage**

Total floor area 69.2 m<sup>2</sup> (745 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**

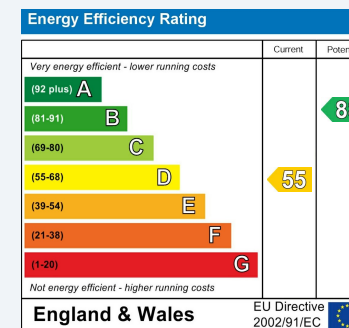
Please contact [york@hunters.com](mailto:york@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

**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.

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