



## Millfield Close, Wilberfoss, York £235,000

A beautifully presented semi detached bungalow located in a popular village east of York and positioned in a quiet cul de sac with private enclosed garden, parking and garage





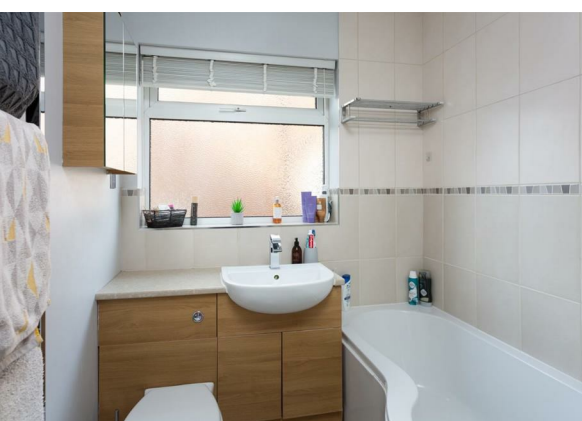
The property is entered via a door to the side of the property, into the modern kitchen. The kitchen itself comprises a range of dark wood coloured fitted wall and base units, with integrated appliances including ovens, induction hob with extractor over, fridge freezer, dishwasher, sink with mixer tap over and space and plumbing for additional appliances such as washing machine. There is a breakfast bar and seating area in the kitchen, offering a lovely spot to enjoy a bite to eat.



The kitchen leads through into the home's living room, which boasts a feature electric fire and large window to the front, allowing for an abundance of natural light flow into this inviting sitting room.

Two good sized double bedrooms sit to the rear of the property. The master bedroom enjoys fitted mirrored wardrobes and a large window overlooking the beautifully landscaped rear garden. The second bedroom benefits from having sliding doors leading out to the rear garden and patio.

The internal accommodation is finished with a lovely family bathroom, having a curved panel bath with handheld mains shower over, low flush WC, heated towel rail and vanity unit with hand wash basin.



Externally, the property sits on a lovely plot down a quiet residential cul de sac and boasts a front lawn and driveway leading to the detached garage, offering ample off street parking. To the rear, the home has a private rear garden which has been beautifully cared for by our current vendors and offers a stone-flagged patio with ample space for an al fresco dining area and steps up to a manicured lawn with surrounding flower beds.

The village of Wilberfoss offers quick and easy access to York, Pocklington and Hull via the A1079 and provides a good range of local amenities including public house, general store, butchers, well regarded primary school, nursery and sports field with pavilion. It is therefore as agents we highly recommend an internal inspection to appreciate the accommodation on offer.

### Property Information

Tenure: Freehold

Services/Utilities: Mains Gas, Electricity, Water and Sewerage are understood to be connected

Broadband Coverage: Up to 1600\* Mbps download speed

EPC Rating: D

Council Tax: B – East Riding of Yorkshire Council

Current Planning Permission: No current valid planning permissions

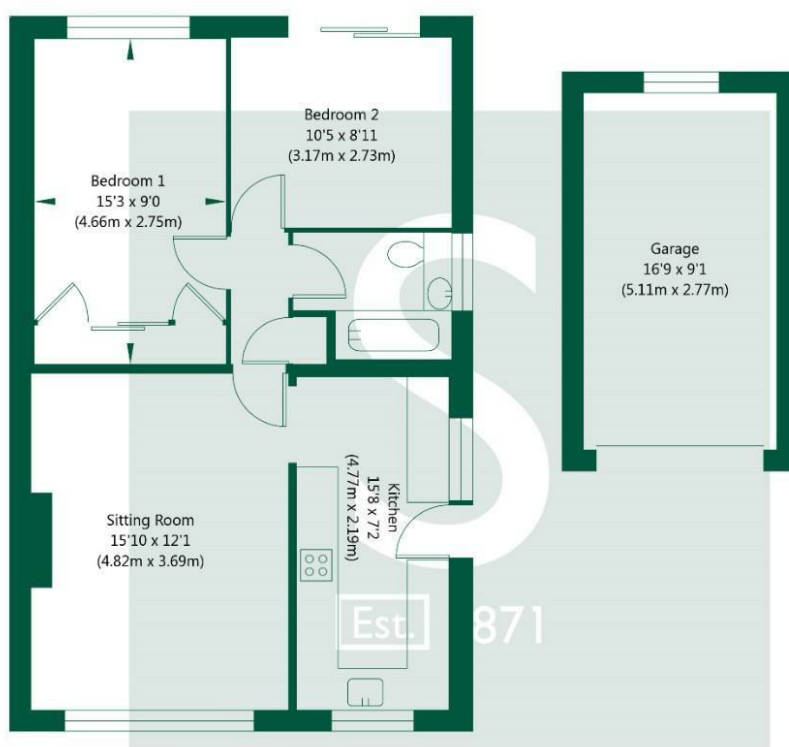


Viewings: Strictly via the selling agent – Stephensons Estate Agents - 01904 625533

\*Download speeds vary by broadband providers so please check with them before purchasing.

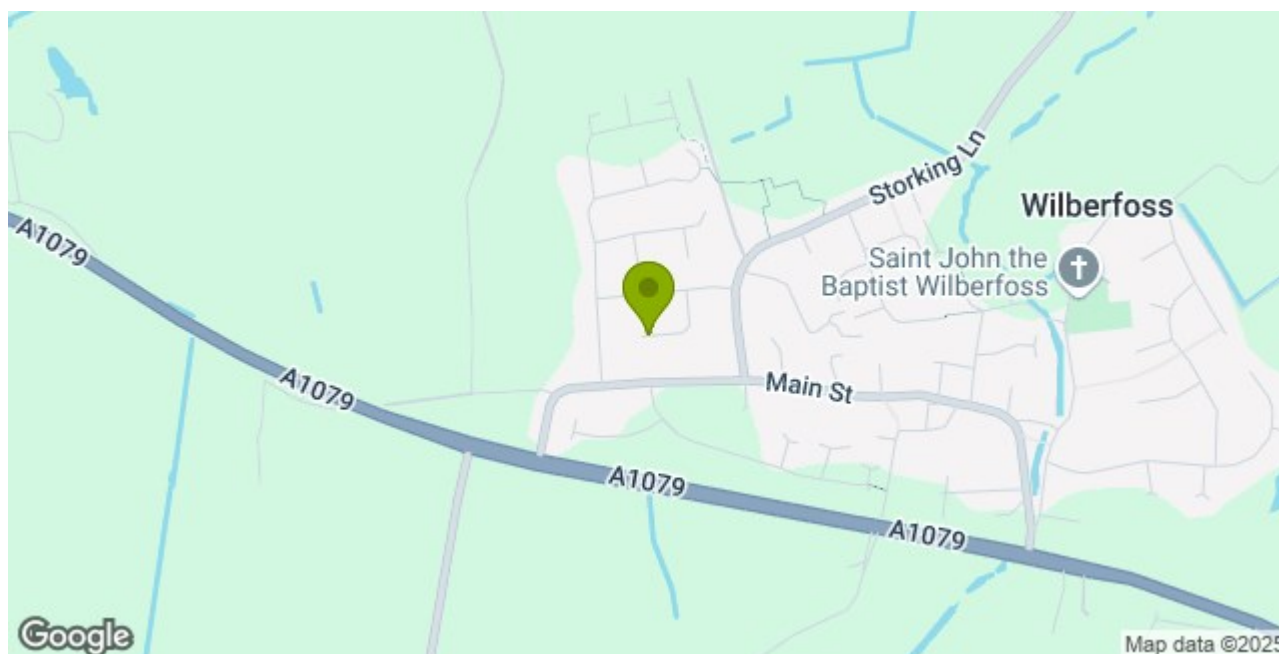


# Millfield Close , Wilberfoss, York, YO41 5PP



Ground Floor  
GROSS INTERNAL FLOOR AREA  
APPROX. 620 SQ FT / 57.57 SQ M

NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
APPROXIMATE GROSS INTERNAL FLOOR AREA 620 SQ FT / 57.57 SQ M - (Excluding Garage)  
All measurements and fixtures including doors and windows are approximate and should be independently verified.  
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