



50, Willow Park Road,
Wilberfoss, YO41 5PS
£525,000



ABOUT THE PROPERTY

****NO CHAIN****

Are you looking for a DETACHED HOUSE WITH A SELF CONTAINED ANNEXE in a sought after village location then make an early appointment to view this splendid detached house?

Take a step inside to find a good size open-plan kitchen/dining room, perfect for family life and entertaining.

The kitchen boasts an integrated dishwasher, an Aga-style oven and a handy breakfast island.

The generously sized sitting room is a delightful space featuring a feature living flame fireplace and patio doors leading out into the rear garden, off the kitchen is a downstairs w.c.

On the first floor are four good sized bedrooms, the master bedrooms offers a fantastic dressing room with a range of fitted wardrobes, adjacent to the dressing area is a stunning en-suite bathroom, complete with a freestanding roll-top bath, separate walk-in shower enclosure, twin hand basin's, there is a family shower room featuring a large walk-in shower enclosure. A real gem to this property is the ONE BEDROOMED

ANNEXE located in the rear garden. The annexe comprises an open plan living/dining/kitchen area, a bathroom with a shower enclosure, a hand basin, and a W/C, as well as a large double bedroom with fitted wardrobes. Externally there is a home office and door to a garage. This really is a home that keeps on giving. A FULL AND EARLY VIEWING IS RECOMMENDED. This property is FREEHOLD. East Riding Of Yorkshire County Council Council Tax Band D.







Tenure: Freehold
East Riding of Yorkshire
Band: D

ENTRANCE LOBBY

1.57m x 1.27m (5'1" x 4'1")

Entered via a composite front entrance door and stairs to the first floor accommodation.

OPEN PLANING DINING KITCHEN

10.09m max x 2.97m (33'1" max x 9'8")

Fitted with a matching arrangement of wall and floor units with work surfaces, breakfast island with seating & drawers, integrated dishwasher, CDA range, five ring gas hob, extractor fan, space for American style fridge/freezer, one and half bowl sink unit, plumbing for washing machine, two Velux windows, recessed ceiling lights, two radiators, understairs cupboard and laminate flooring.

CLOAKROOM/W.C

1.55m max x 1.11m (5'1" max x 3'7")

Fitted suite low level WC, hand basin set in vanity unit and laminate flooring.

SITTING ROOM

6.54m x 3.31m (21'5" x 10'10")

Double glazed bay window to front, radiator, integrated electric fire, double doors to garden and radiator.

LANDING

2.88m x 0.96m (9'5" x 3'1")

Radiator and access to loft.

MASTER BEDROOM

3.71m x 3.35m (12'2" x 10'11")

Impressive master bedroom, having a double glazed window to front, radiator, opening to...

DRESSING ROOM

2.83m max (9'3" max)

Double glazed window to front, radiator, range of fitted wardrobes and drawers, recessed lights.

EN-SUITE BATHROOM

2.59m x 2.35m (8'5" x 7'8")

Suite comprising claw foot bath with mixer tap and shower attachment, twin hand basins set in vanity unit, low flush WC, enclosed shower cubicle, chrome radiator, tiled floor and walls, recessed lights, opaque double glazed window to rear, shaver point and extractor fan.

BEDROOM TWO

3.72m x 2.99m (12'2" x 9'9")

Double glazed window to front, fitted wardrobes, radiator and ceiling coving.

BEDROOM THREE

2.76m x 2.67m (9'0" x 8'9")

Double glazed window to rear and radiator.

BEDROOM FOUR

2.75m x 2.67m (9'0" x 8'9")

Double glazed window to rear and radiator.

SHOWER ROOM

2.23m x 1.66m (7'3" x 5'5")

Suite comprising sink set in vanity unit, low level WC, good sized shower cubicle, opaque double glazed window to rear, recessed ceiling lights and chrome radiator.

INTEGRAL GARAGE

4.17m x 2.83m (13'8" x 9'3")

Roller doors with power and light.

OFFICE

2.75m x 2.65m (9'0" x 8'8")

From the rear of the property there is access to the office and garage. Fitted desk, radiator, recessed ceiling lights, door to garage.

DETACHED ANNEXE

4.38m x 4.50m (14'4" x 14'9")

A fabulous addition to this property. Ideal as a granny annexe/teenagers suite or airbnb, double glazed bay window to front, further double glazed window to side, two electric heaters, Kitchen area with sink unit, space for fridge and freezer.

SHOWER ROOM

2.32m x 1.67m (7'7" x 5'5")

Suite comprising low level WC, hand basin set in vanity unit, enclosed shower cubicle, opaque double glazed window to rear, fully tiled, lino flooring and extractor fan.

BEDROOM

3.27m x 2.64m (10'8" x 8'7")

Fitted sliding wardrobe, double glazed window to side and electric heater.

OUTSIDE

Parking to front.

REAR GARDEN

Fantastic enclosed garden not being overlooked to the rear with various seating areas, lawned, patio area with bar, hot tub under canopy, perfect for outdoor dining and entertaining

Outside tap.

ADDITIONAL INFORMATION;

APPLIANCES

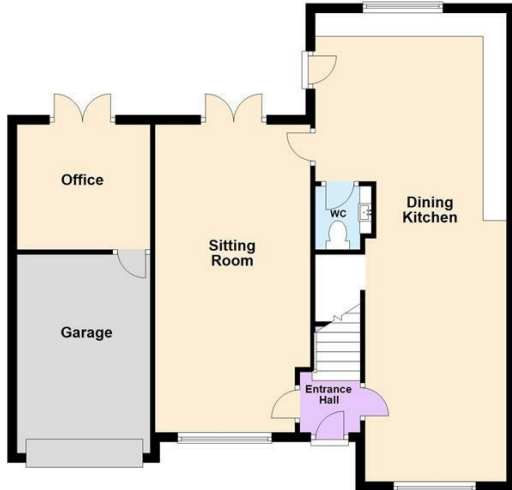
None of the above appliances have been tested by the Agent.

SERVICES

Mains water, gas, electricity and drainage. Telephone connection subject to renewal with British Telecom.



Ground Floor



First Floor



AGENTS NOTES

For clarification, we wish to inform prospective purchasers that we have not carried out a detailed Survey, nor tested the services, appliances and specific fittings for this property.

VIEWING

By appointment with the Agent.

OPENING HOURS

9 am to 5.30 pm Monday to Friday and 9 am to 3 pm Saturday

PROPERTY VALUATION/SURVEY

Should you be purchasing a property through another Agent, we offer a full range of Survey reports including Homebuyer Reports, all offered at competitive prices with money saving initiatives. For further impartial advice ring 01759 304625 or e-mail surveys@clubleys.com

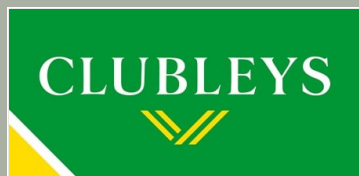
FREE VALUATIONS FOR SALE

If you are considering selling or letting your property, we offer a free, no obligation valuation service and would be pleased to discuss your individual requirements with you. Please ring 01430 874000 for further information or to arrange for one of our Valuers to call.

MORTGAGES

We are keen to stress the importance of seeking professional Mortgage advice and would recommend that an appointment be made to see Faye Rowland (Holmefield Financial Solutions), Mortgage and Protection Advisor by phoning her on 07540 536891 or e-mail Faye@holmefieldsolutions.co.uk or by contacting any member of staff. A broker fee of £199 will be charged on application. Your home may be repossessed if you do not keep up repayments on your mortgage. Holmefield Financial Solutions is an appointed representative of First Complete Ltd., which is authorised and regulated by the Financial Conduct Authority.

Please note that this floor plan is not to scale and is only intended as a guide to layout. All measurements provided are approximate and for guidance purposes only. If there is any point which is of a particular importance to you, please contact the office and we will be pleased to check the information, particularly if you contemplate travelling some distance to view the property.



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	69	78
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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Photograph disclaimer – In order to capture the features of a particular room we will mostly use wide angle lens photography. This will sometimes distort the image slightly and also has the potential to make a room look larger. Please, therefore, refer also to the room measurements detailed within this Brochure.