



31, Moorfield Way,
Wilberfoss, YO41 5PN
£280,000



ABOUT THE PROPERTY

This extended semi detached house offers a clever layout and views over fields to the rear, we feel it is an excellent purchase for the discerning buyer looking to climb the property ladder.

Tastefully decorated throughout, On entering the property an entrance hall offers a staircase to the first floor accommodation, with door leading through into the main reception area which enjoys natural light via a UPVC double glazed window to the front elevation, with a log burner, an archway leading through into the useful playroom/study, The dining kitchen forms part of the property's extension and enjoys a range of wall and base fitted units, utility room and useful cloakroom/w.c.

On the first floor are three well-proportioned bedrooms along with the house bathroom.

Gardens to the front and rear, parking and enclosed store area with electrics.

Situated in the highly desirable village of Wilberfoss offering a good range of amenities.

A viewing is highly recommended to fully appreciate this extended family home.

This property is Freehold. East Riding of Yorkshire Council - Council Tax Band B.







Tenure: Freehold
East Riding of Yorkshire
Band: B

ENTRANCE HALL

1.66m x 2.69m (5'5" x 8'9")

Entered via UPVC front entrance door, having stairs to first floor accommodation and concealed radiator.

SITTING ROOM

3.92m x 4.10m (12'10" x 13'5")

Double glazed window to the front elevation, log burner with oak mantle and coving to ceiling.

Archway to;

PLAY ROOM/RECEPTION

1.27m x 3.30m (4'1" x 10'9")

Coving to ceiling.

DINING KITCHEN

3.11m x 4.79m (10'2" x 15'8")

Fitted with floor and wall cupboards with work surfaces, stainless steel sink unit, built in oven, five ring gas hob with extractor hood over, built in dishwasher, UPVC personal door to the side elevation and double glazed window to the rear elevation.

UTILITY

2.45m x 2.27m (8'0" x 7'5")

Plumbing for automatic washing machine, space for tumble dryer, space for American fridge/freezer and wall mounted gas central heating boiler.

Sliding door to;

CLOAKROOM/WC

0.83m x 2.26m (2'8" x 7'4")

Fitted suite comprising oval sink unit and low flush WC.

LANDING

1.93m x 2.31m (6'3" x 7'6")

Double glazed window to the side elevation and access to loft.

BEDROOM ONE

3.31m x 3.10m (10'10" x 10'2")

Double glazed window to the rear elevations with views to the rear and radiator.

BEDROOM TWO

2.55m x 3.93m (8'4" x 12'10")

Double glazed window to the front elevation, coving to ceiling and radiator.

BEDROOM THREE

2.43m x 3.01m (7'11" x 9'10")

Double glazed window to the front elevation and radiator.

FAMILY BATHROOM

1.88m x 1.91m (6'2" x 6'3")

Fitted suite comprising bath with side screen and Mira shower over, pedestal hand basin, chrome radiator and opaque double glazed window to the rear elevation.

OUTSIDE

Parking to the front of the property.

To the rear of the property is a raised lawn and patio seating area with views to the rear.

Useful store area to the side.

ADDITIONAL INFORMATION

APPLIANCES

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

SERVICES

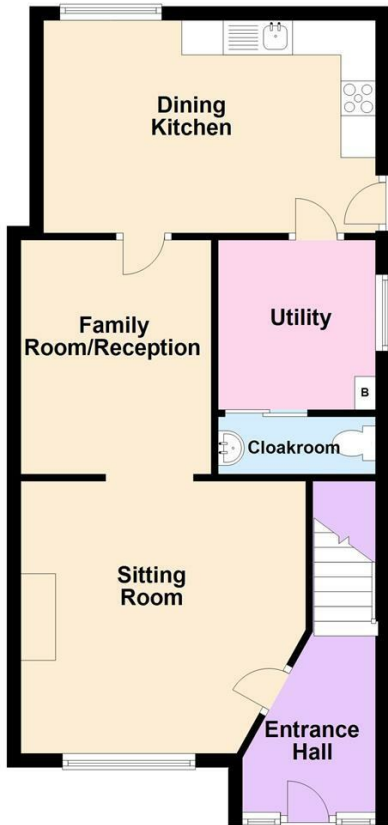
Mains Gas, Water, Electricity and Drainage. Telephone connection subject to renewal by British Telecom.

COUNCIL TAX

East Riding of Yorkshire Council - Council Tax Band B.



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

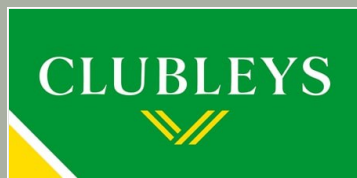
FREE VALUATIONS FOR SALE

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.

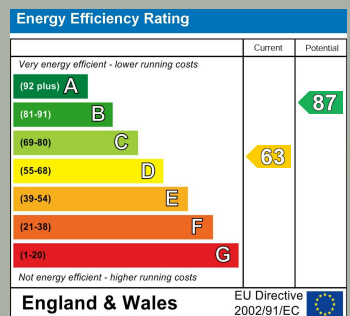
MORTGAGES

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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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.