



14, Windmill Meadows,
Wilberfoss, YO41 5RQ
£365,000



ABOUT THE PROPERTY

****EXCELLENT FAMILY HOME, POPULAR AND WELL REGARDED VILLAGE OF WILBERFOSS.**

The property briefly comprises of entrance hall, sitting room, dining kitchen with door leading to the rear established garden, utility room, downstairs WC and integral single garage. To the first floor lies four bedrooms, the master having fitted wardrobes and en suite shower room, and a family bathroom.

Parking for two vehicles, established front and rear gardens.

We urge you to view this splendid and well appointed family home.

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







ENTRANCE HALL

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

LOUNGE

3.37m x 4.81m (11'0" x 15'9")

Double glazed window to front elevation, electric fire in marble surround which is remote control operated, coving to ceiling, and radiator.

DINING KITCHEN

3.12m x 5.61m (10'2" x 18'4")

Matching arrangement of floor and wall cupboards, breakfast bar working surfaces, one and a half stainless steel sink unit, built in electric oven, electric gas hob with extractor hood over, built in dishwasher, space for fridge and freezer, under stairs cupboard, radiator, Karndean flooring, double doors with integrated blinds leading to garden and double glazed window to the rear elevation.

UTILITY/SIDE ENTRANCE

1.60m x 2.13m (5'2" x 6'11")

Having plumbing for washing machine, space for tumble dryer, ideal gas central heating boiler, Karndean flooring, radiator and side personal door.

CLOAKROOM/W.C

0.90m x 1.60m (2'11" x 5'2")

Fitted suite comprising WC, corner hand basin, Karndean flooring, radiator and double glazed window to the rear elevation.

LANDING

2.10m x 1.93m (6'10" x 6'3")

Access to boarded loft.

MASTER BEDROOM

3.77m x 3.91m max (12'4" x 12'9" max)

Having double glazed window to the front elevation, radiator, fitted wardrobes, drawers and storage cupboard with hanging rail.

EN-SUITE SHOWER ROOM

1.84m x 1.52m (6'0" x 4'11")

Fitted suite comprising shower cubicle, low flush WC, hand basin, extractor fan, radiator and opaque double glazed window to side elevation.

BEDROOM TWO

2.83m x 3.74m (9'3" x 12'3")

Double glazed window to front elevation and radiator.

BEDROOM THREE

2.93m x 2.86m (9'7" x 9'4")

Double glazed window to the rear elevation and radiator.

BEDROOM FOUR

2.19m x 2.95m (7'2" x 9'8")

Double glazed window to the rear elevation and radiator.

BATHROOM

Fitted suite comprising panelled bath, low flush WC, wash hand basin, extractor, radiator and double glazed window to the rear elevation.

INTEGRAL GARAGE

4.90m x 2.84m (16'0" x 9'3")

Having up and over door and power and light is connected

OUTSIDE

To the front the property offers off street parking front for two cars with access to the garage. Lawned garden with flower borders.

Established lawned rear garden lawned with borders, patio area and outside cold water tap.

ADDITIONAL INFORMATION

There is a maintenance charge associated with the property.

APPLIANCES

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

SERVICES

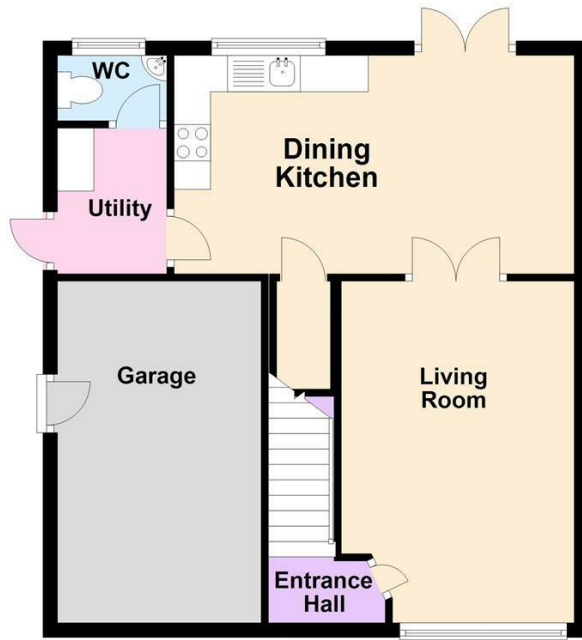
Mains gas, water, electricity and drainage. Full fibre broadband and telephone connection subject to renewal by Openreach.

COUNCIL TAX BAND

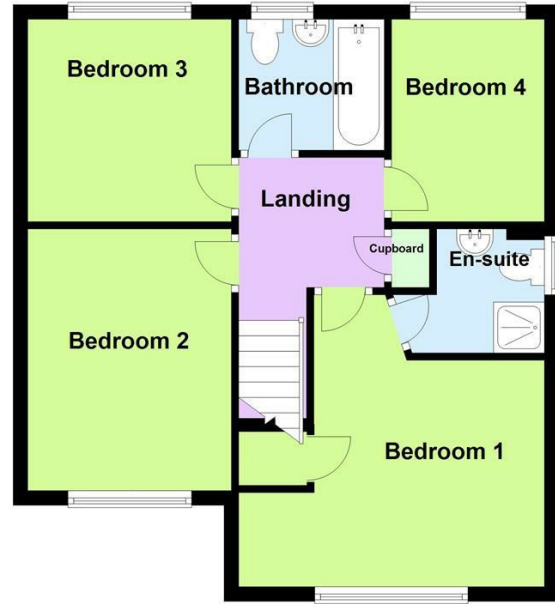
East Riding of Yorkshire Council - Council Tax Band D.



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

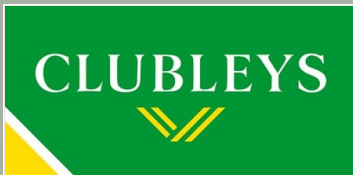
FREE VALUATIONS FOR SALE

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		94
(81-91)	B	84	
(69-80)	C		
(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.