



50, The Paddock,  
Wilberfoss, YO41 5LZ  
£425,000



**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		
(55-68)	D		
(39-54)	E		
(21-38)	F	78	80
(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.

This beautifully presented four bedroom detached family home is situated on this sought village Wilberfoss is very popular amongst families with its excellent primary school and pre school facilities. The well appointed property is approached via a driveway leading to the integral single garage and front door. The ground floor accommodation is arranged around a welcoming entrance hall with stairs to the first floor landing and doors to the lounge, dining room with an opening to the conservatory with double doors to the rear garden, stunning kitchen with utility room off and a downstairs cloakroom off the hallway. To the first floor landing is access to the loft, airing cupboard housing hot water tank and doors to the four bedrooms with master benefiting from ensuite facilities and the house bathroom. To the rear of the property is an enclosed good sized garden with a block paved patio and fencing to the boundaries. The property also benefits from UPVC double glazing and gas central heating system. This property is FREEHOLD. East Riding of Yorkshire Council - Council Tax Band E.



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**ENTRANCE HALL**

Entered via a front entrance door, radiator, tiled flooring, stairs to the first floor accommodation and under stairs cupboard.

**CLOAKROOM/WC**

1.99m x 0.97m (6'6" x 3'2")  
Fitted with low flush WC, hand basin, radiator and opaque double glazed window to the front elevation.

**SITTING ROOM**

4.42m x 3.72m (14'6" x 12'2")  
Double glazed bay window to the front elevation, living flame effect gas fire set in feature surround, two wall light points and ceiling coving.

**DINING ROOM**

3.68m x 2.54m (12'0" x 8'3")  
Ceiling coving, double radiator and double doors to conservatory.

**CONSERVATORY**

6.30m x 2.32m extending to 3.51m (20'8" x 7'7" extending to 11'6")  
A wonderful sized conservatory with ample space having a Upvc and brick construction, tiled flooring, two wall light points and recessed lighting.

**FITTED KITCHEN**

4.14m x 2.88m (13'6" x 9'5")  
A well equipped fitted kitchen comprising wall and floor cupboards with granite worktops, integrated fridge, freezer, microwave and dishwasher, electric Belling Rangemaster with extractor over, radiator and tiled flooring.

**UTILITY ROOM**

1.97m x 1.65m (6'5" x 5'4")  
Stainless steel sink unit with mixer taps, plumbing and space for washing machine, tiled flooring, wall mounted Worcester gas central heating boiler and side entrance door.

**LANDING**

2.95m x 2.71m extending to 3.90m (9'8" x 8'10" extending to 12'9")  
Access to loft, airing cupboard housing hot water cylinder, radiator.

**MASTER BEDROOM**

4.44m x 3.02m (14'6" x 9'10")  
Double glazed window front, radiator.

**EN-SUITE SHOWER ROOM**

2.15m x 1.65m (7'0" x 5'4")  
Comprising large shower cubicle, low flush WC, hand basin set in vanity unit, tiled flooring, extractor fan, tiled flooring, radiator, opaque double glazed window to side.

**BEDROOM TWO**

3.60m x 2.47m (11'9" x 8'1")  
Double glazed window to the rear elevation and radiator.

**BEDROOM THREE**

2.75m x 2.35m (9'0" x 7'8")  
Double glazed window to the front elevation and radiator.

**BEDROOM FOUR**

2.98m x 2.10m (9'9" x 6'10")  
Double glazed window to the front elevation and radiator.

**FAMILY BATHROOM**

2.11m x 1.99m (6'11" x 6'6")  
Comprising bath with shower over, low flush WC, hand basin set in vanity unit fitted mirror, tiled wall and floor, opaque double glazed window to the rear elevation, extractor fan and radiator.

**OUTSIDE**

To the front of the property there is a lawned garden with driveway leading to the integral garage. Larger than expected good sized garden, laid to lawn with established borders,

**INTEGRAL GARAGE**

Having up and over garage door, power and light is connected.  
Rear personal door.

**ADDITIONAL INFORMATION****SERVICES**

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

**APPLIANCES**

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

**COUNCIL TAX**