



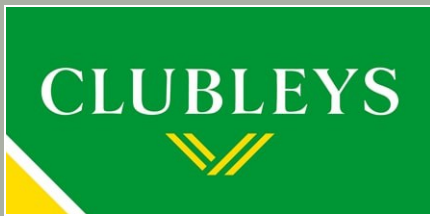
49, Moorfield Way,  
Wilberfoss, YO41 5PN  
Offers In The Region Of £250,000



**\*\*OPEN TO OFFERS\*\*** A pleasant detached Bungalow situated in this well-regarded village of Wilberfoss. Offering entrance hall, fitted kitchen, lounge with conservatory off, two bedrooms and shower room. There are front and rear gardens, driveway leading to the garage. Offered with the advantage of no forward chain and viewing is strictly by appointment.

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





Tenure: Freehold  
East Riding of Yorkshire  
BAND: B

#### ENTRANCE HALL

2.06m x 1.39m (6'9" x 4'6" )

Entered via a UPVC front entrance door, having tiled flooring and double glazed window to both side elevations.

#### HALLWAY

2.26m x 0.90m (7'4" x 2'11" )

Having coving to ceiling and radiator.

#### FITTED KITCHEN

2.61m x 2.35m (8'6" x 7'8" )

A range of floor and wall cupboards, working surfaces incorporating stainless steel sink unit, Neff four ring gas hob with extractor hood over, double oven and plumbing for washing machine. Gas boiler in concealed cupboard, electric chrome radiator, recess lighting and double glazed window to the front elevation.

#### LOUNGE/DINING ROOM

4.99m x 3.40m (16'4" x 11'1" )

Living flame gas fire, coving to ceiling, double radiator and two double glazed windows to the side elevation. Sliding door to the conservatory.

#### CONSERVATORY

3.02m x 2.32m (9'10" x 7'7" )

Brick and UPVC construction.

#### SHOWER ROOM

1.96m x 1.71m (6'5" x 5'7" )

Fitted suite comprising shower cubicle, vanity hand basin and low flush WC. Opaque double glazed window to the front elevation, radiator and airing cupboard housing hot water cylinder.

#### BEDROOM ONE

3.23m excluding wardrobes x 3.11m (10'7" excluding wardrobes x 10'2" )

Fitted wardrobes, radiator and double glazed window to the rear elevation.

#### BEDROOM TWO

2.96m x 2.44m (9'8" x 8'0" )

Double glazed window to the front elevation and radiator.

#### DETACHED GARAGE

6.61m x 2.48m (21'8" x 8'1" )

#### OUTSIDE

Enclosed rear garden.

Driveway 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.

##### BROADBAND

For broadband coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/broadband-coverage>

##### MOBILE

For mobile coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

##### REFERRAL FEES

We may receive a commission, payment, fee, or other reward or other benefit (known as a Referral Fee) from ancillary service providers for recommending their service to you. Details can be found on our website.

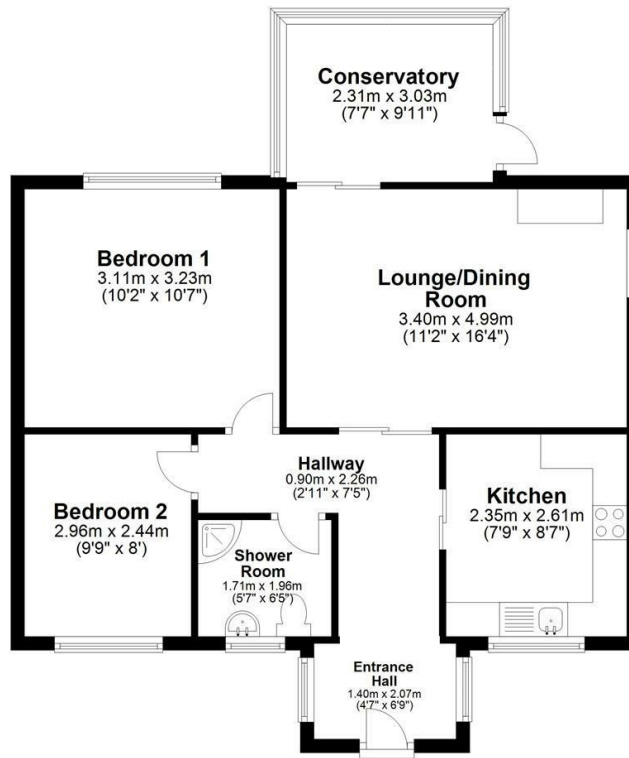






## Ground Floor

Approx. 68.2 sq. metres (734.6 sq. feet)



Total area: approx. 68.2 sq. metres (734.6 sq. feet)

### 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](mailto:surveys@clubleys.com)

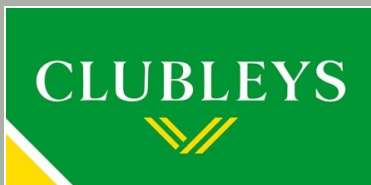
### FREE VALUATIONS FOR SALE

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 (Holmeffeld Financial Solutions), Mortgage and Protection Advisor by phoning her on 07540 536891 or e-mail [Faye@holmeffeldsolutions.co.uk](mailto:Faye@holmeffeldsolutions.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. Holmeffeld 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) <b>A</b>		<b>83</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>65</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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.