



25, The Paddock,
Wilberfoss, YO41 5LZ
£440,000



ABOUT THE PROPERTY

This thoughtfully extended and superbly appointed detached family home features FIVE bedrooms together with a good sized garden is an ideal purchase for the growing family. Providing a well balanced layout, this home includes a spacious lounge, a formal dining room, stylish breakfast kitchen and conservatory overlooking the rear garden.

A portion of the garage has been converted into a practical utility room while the front remains available for storage.

The first floor features five bedrooms, the master bedroom with fitted wardrobes and en-suite shower room, the family bathroom is equipped with a bath and separate shower.

Externally there is parking to the front and wonderful good sized gardens.

Located in the highly sought after village of Wilberfoss, this home benefits from excellent infant and junior schools making it an ideal choice for families.

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







Tenure: Freehold
East Riding of Yorkshire
Band: E

ENTRANCE HALL

0.90 extending to 1.88m x 5.10m (2'11" extending to 6'2" x 16'8")

Entered via a composite front entrance door, coving to ceiling, radiator and stairs to the first floor accommodation.

CLOAKROOM/WC

1.59m x 0.84m (5'2" x 2'9")

Fitted suite comprising low flush WC, corner hand basin, part tiled walls and opaque double glazed window to the front elevation.

UTILITY

1.84m extending to 2.54m x 2.82m (6'0" extending to 8'3" x 9'3")

Wall mounted gas central heating boiler, stainless steel sink unit, plumbing for automatic washing machine, tiled flooring and side personal door.

STORAGE

2.86m x 3.35m (max) (9'4" x 10'11" (max))

Having up and over door garage door and power and light is connected.

LOUNGE

5.16m x 3.36m (16'11" x 11'0")

A lovely light lounge, having shallow bay double glazed window to the front elevation, electric fire in feature surround, two radiators, coving to ceiling and double doors to;

DINING ROOM

3.33m x 2.95m (10'11" x 9'8")

Radiator, coving and sliding doors to the rear elevation.

FITTED KITCHEN

4.84m x 3.59m (max) (15'10" x 11'9" (max))

Range of fitted floor and wall cupboards, working surfaces incorporating breakfast bar, one and a half stainless steel sink unit with mixer tap, free standing Range cooker, built in dishwasher, under stairs cupboard, designer radiator and tiled flooring.

CONSERVATORY

5.10m x 3.45m (16'8" x 11'3")

Having UPVC and brick construction, designer radiator, doors leading to the garden.

LANDING

5.89m x 1.81m (19'3" x 5'11")

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

MASTER BEDROOM

3.46m x 3.43m extending to 4.21m (11'4" x 11'3" extending to 13'9")

Mirrored fitted wardrobes, further fitted wardrobes, coving to ceiling, radiator and double glazed window to the front elevation.

EN-SUITE SHOWER ROOM

2.00m x 1.08m (6'6" x 3'6")

Fitted suite comprising shower cubicle, vanity hand basin, low flush WC, extractor fan and fully tiled.

BEDROOM TWO

3.58m x 2.96m (11'8" x 9'8")

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

BEDROOM THREE

3.21m x 2.69m (measured to fitted wardrobes) (10'6" x 8'9" (measured to fitted wardrobes))

Fitted wardrobes, coving to ceiling, radiator and coving to ceiling.

BEDROOM FOUR

2.64m x 2.56m (8'7" x 8'4")

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

BEDROOM FIVE

2.64m x 2.57m (8'7" x 8'5")

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

FAMILY BATHROOM

2.28m x 2.25m (7'5" x 7'4")

Fitted suite comprising bath with mixer tap, shower cubicle, pedestal hand basin, low flush WC, chrome radiator, fitted cupboard, coving to ceiling, fully tiled, opaque double glazed window to the rear elevation.

GARDEN

Good sized lawned rear garden, patio seating area, fenced and enclosed.

ADDITIONAL INFORMATION;

APPLIANCES

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

SERVICES

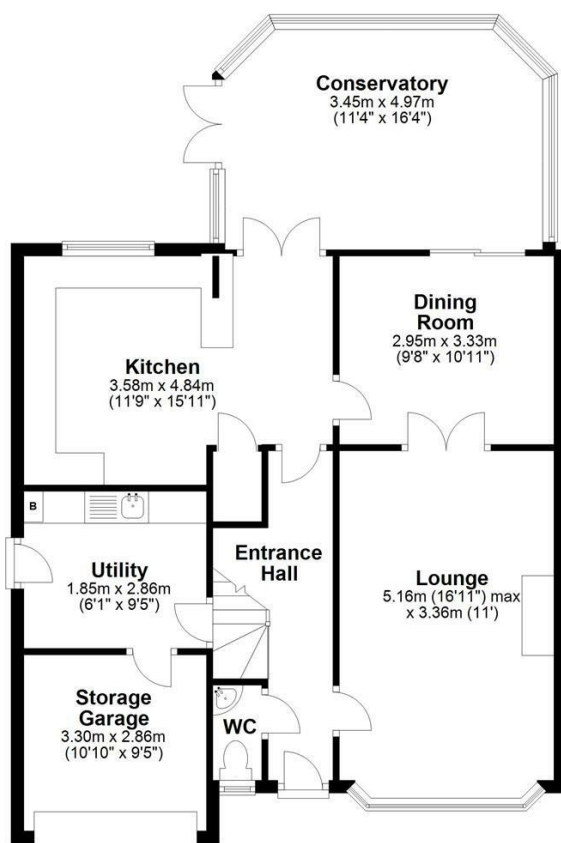
Mains gas, water, electricity and drainage. Telephone connection subject to renewal by Openreach.

COUNCIL TAX

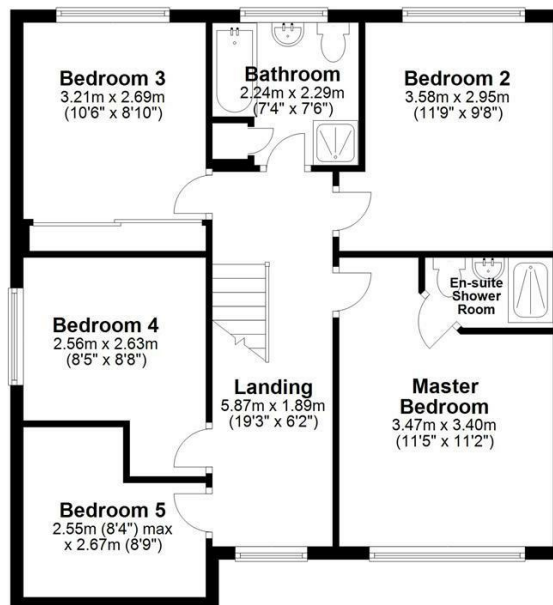
East Riding of Yorkshire Council - Council Tax Band E.



Ground Floor



First Floor



VIEWING

By appointment with the Agent.

OPENING HOURS

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

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.

MATERIAL INFORMATION

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

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.

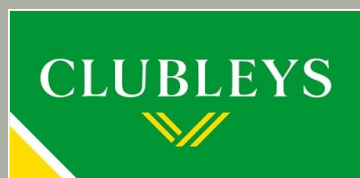
MORTGAGES

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.

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.



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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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	71	79
(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