



1 Butts Lane, Wilberfoss, York, YO41 5PT

- Detached bungalow • Kitchen • Living room • Dining room • Four bedrooms • House bathroom with separate toilet • Enclosed side and rear gardens • Large garage • Off street parking • EPC = D

Guide Price £350,000

Located in the desirable and well serviced village of Wilberfoss is this detached four bedroom bungalow. Situated down a quiet, private lane this property offers prospective buyers peace and privacy whilst also remaining in walking distance to local amenities.

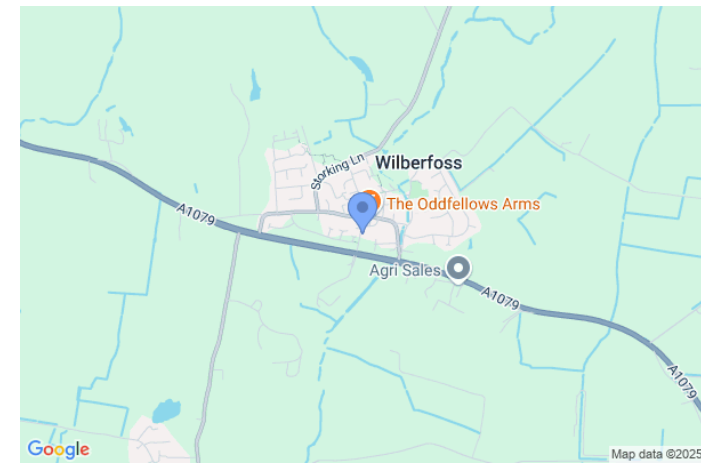
As you enter the property you find yourself in a spacious entrance hall, perfect for storing coats and shoes.

To your left is a bright and spacious living room with a gas fire to its centre. Across the hall is the dining room which provides space for a large dining table with chairs.

The kitchen follows and comprises a U-shaped worktop with a stainless steel sink with drainer and storage above and below. There is also space here for a fridge, freezer, washing machine and dining table with chairs. Access into the garden is provided via the back door.

Four bedrooms are located off the hall whilst the house bathroom with adjacent w.c completes the property's internals. The bathroom comprises a bath with overhead shower, basin and a useful storage cupboard.

Externally the property benefits from private side and rear gardens as well as off street parking and a large garage, which can also be accessed from inside.





DETACHED FOUR BEDROOM BUNGALOW WITH GARAGE





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		68	82

England, Scotland & Wales EU Directive 2002/91/EC

Environmental Impact (CO ₂) Ra		0	0
Very environmentally friendly - lower CO ₂ emissions			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			

England, Scotland & Wales EU Directive 2002/91/EC

Viewing strictly by appointment

Tenure Freehold

Council Tax Band D

Local Authority East Riding of Yorkshire Council

Services All mains services



Address:
Reference: 2261



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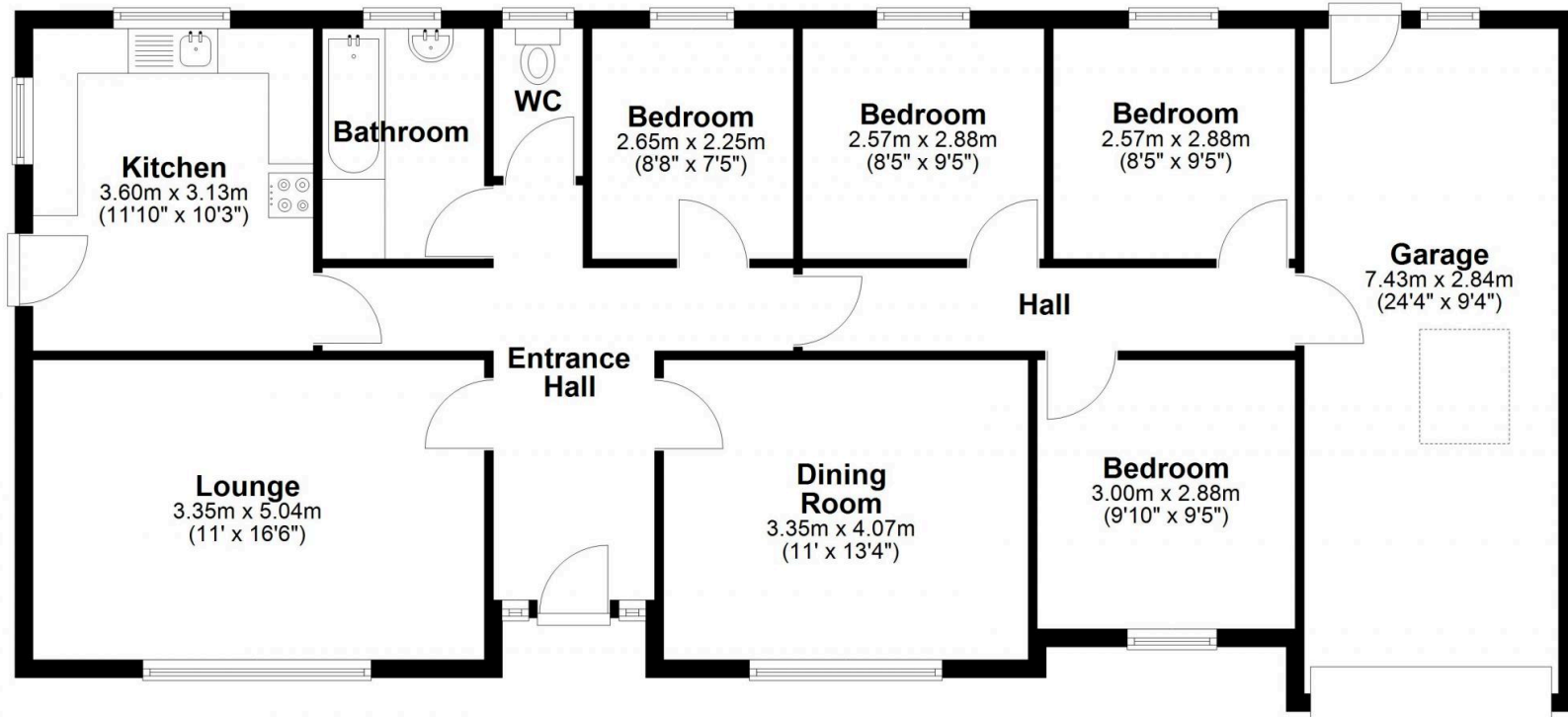


Offices in York, Pocklington and Market Weighton

R M English Ltd, 2 Railway Street, Pocklington, YO42 2QZ Tel: 01759 303202

Ground Floor

Approx. 119.4 sq. metres (1284.8 sq. feet)



Total area: approx. 119.4 sq. metres (1284.8 sq. feet)

This plan is for illustrative purposes only. Placements and measurements are for guidance and should not be scaled. Quoted SqFt and SqM measurements may contain garages and ancillary buildings. Confirm with the Agent in all cases.

Plan made with PlanUp
Plan produced using PlanUp.

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