



Paddock Close, Wilberfoss, York, YO41 5LX

- A versatile property with a substantial plot • Snug/library with an electric fire • Kitchen with a range of integrated appliances. Separate utility room • Open plan sitting/dining area • Five bedrooms, one with an en-suite • Family bathroom • Fully enclosed rear garden • Potting shed, timber shed, patio, raised beds & fruit trees • Detached garage with further off street parking on the drive • EPC = C

Guide Price £449,950

Situated in the highly desirable cul-de-sac of Paddock Close, is this generous five bedroom dormer bungalow offering flexible living space, well-proportioned rooms and a wonderfully private garden, making it an ideal home for families or those seeking versatile accommodation. Well regarded for its friendly community and excellent local amenities, Wilberfoss offers a well-stocked village shop and post office, a highly rated primary school, a welcoming pub and easy access to scenic countryside walks. The village sits just a short drive from both Pocklington and York, making it ideal for commuters while still retaining the charm and tranquillity of rural living.

Upon entering, you are welcomed into a charming snug/library, centred around an electric fire and complemented by a full wall of fitted shelving, an inviting retreat for reading or relaxation. Directly across the hall lies bedroom four, a comfortable double with fitted storage neatly positioned in one corner.

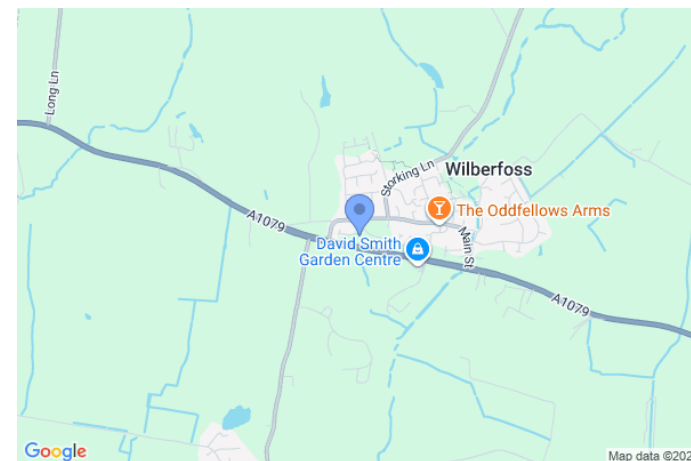
Moving through to the inner hallway, stairs rise to the first floor, while a door to the left leads into a practical utility room featuring a worktop, Miele washing machine, pantry cupboard and an external door opening to the driveway. The kitchen, also accessed from the inner hall, offers two L shaped worktops, one with a stainless-steel sink, the other with a four-ring halogen hob, alongside an under counter fridge, freezer, dishwasher, double oven and ample storage units.

Positioned at the rear of the property is the impressive sitting/dining room, a substantial space easily accommodating multiple sofas and a large formal dining suite. A stone hearth electric fire provides a focal point, while French doors open directly onto the garden, filling the room with light.

Adjacent to the base of the stairs are bedroom three and a convenient ground-floor shower room.

The first floor offers two further substantial bedrooms along with a fifth bedroom currently used as an office. The master bedroom enjoys a walk in dressing area with fitted wardrobes and a private en-suite shower room. A well-appointed family bathroom, complete with bath and shower over, pedestal hand basin, low-level w/c and a Velux roof light, completes the internal accommodation.

Externally, the property continues to impress with a detached garage, potting shed, large timber shed, patio area, raised flower beds, various fruit trees and a generous lawn, perfect for gardening enthusiasts and outdoor enjoyment. There is off street parking on the drive for multiple cars.





A VERSATILE PROPERTY WITH A SUBSTANTIAL PLOT



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



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		
	73	80
England, Scotland & Wales		
	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
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	

Address: Paddock Close, Wilberfoss, York, YO41 5LX
Reference: 1430

Viewing strictly by appointment

Tenure Freehold

Council Tax Band E

Local Authority East Riding of Yorkshire Council

Services All mains services



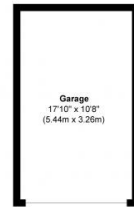
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R M English Ltd, 2 Railway Street, Pocklington, YO42 2QZ Tel: 01759 303202

Approx. Gross Internal Floor Area 2111 sq. ft / 196.10 sq. m
Garage 188 sq. ft / 17.50 sq. m
Total 2299 sq. ft / 213.60 sq. m



Garage
Approximate Floor Area
188 sq. ft
(17.50 sq. m)

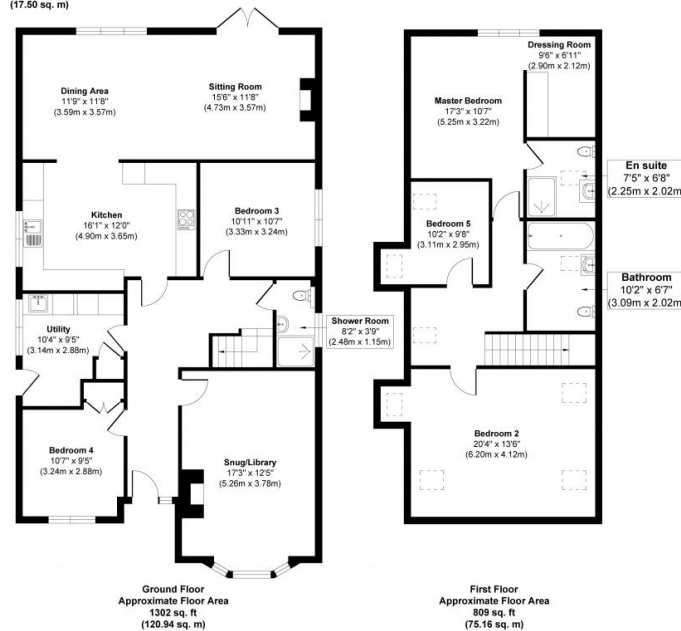
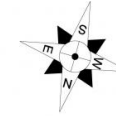


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