



10 Moorfield Drive Wilberfoss

York, YO41 5PZ

Guide Price £395,000

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A SPACIOUS 4 BEDROOM DETACHED HOUSE IN A QUIET CUL-DE-SAC WITHIN THIS POPULAR VILLAGE, OFFERING EASY ACCESS TO YORK AND POCKLINGTON.

This beautifully presented home, with gas central heating, double glazing, and full fibre network, offers bright and spacious family living throughout. The layout comprises an entrance hall, sitting room, impressive open-plan dining kitchen and living space, rear hall, study/playroom, and cloaks/w.c. On the first floor, the master bedroom spans the full depth of the house and features sliding patio doors opening onto a private rooftop terrace, featuring both a roofed section and open terrace. There are also three further good-sized bedrooms and a family bathroom/w.c.

Outside, the property benefits from a generous driveway with ample parking for two vehicles, leading to an integral garage with electric doors and a rear utility area. The rear garden is attractively arranged over two tiers and further enhanced by a raised planter bed.

A mix of patio and lawn areas, fully private and not overlooked, providing an ideal space for relaxation and outdoor entertaining.

An internal viewing is recommended.

Entrance Hall

Lounge

13'10" x 13' (4.22m x 3.96m)

Kitchen

17'9" x 10'1" (5.41m x 3.07m)

Study

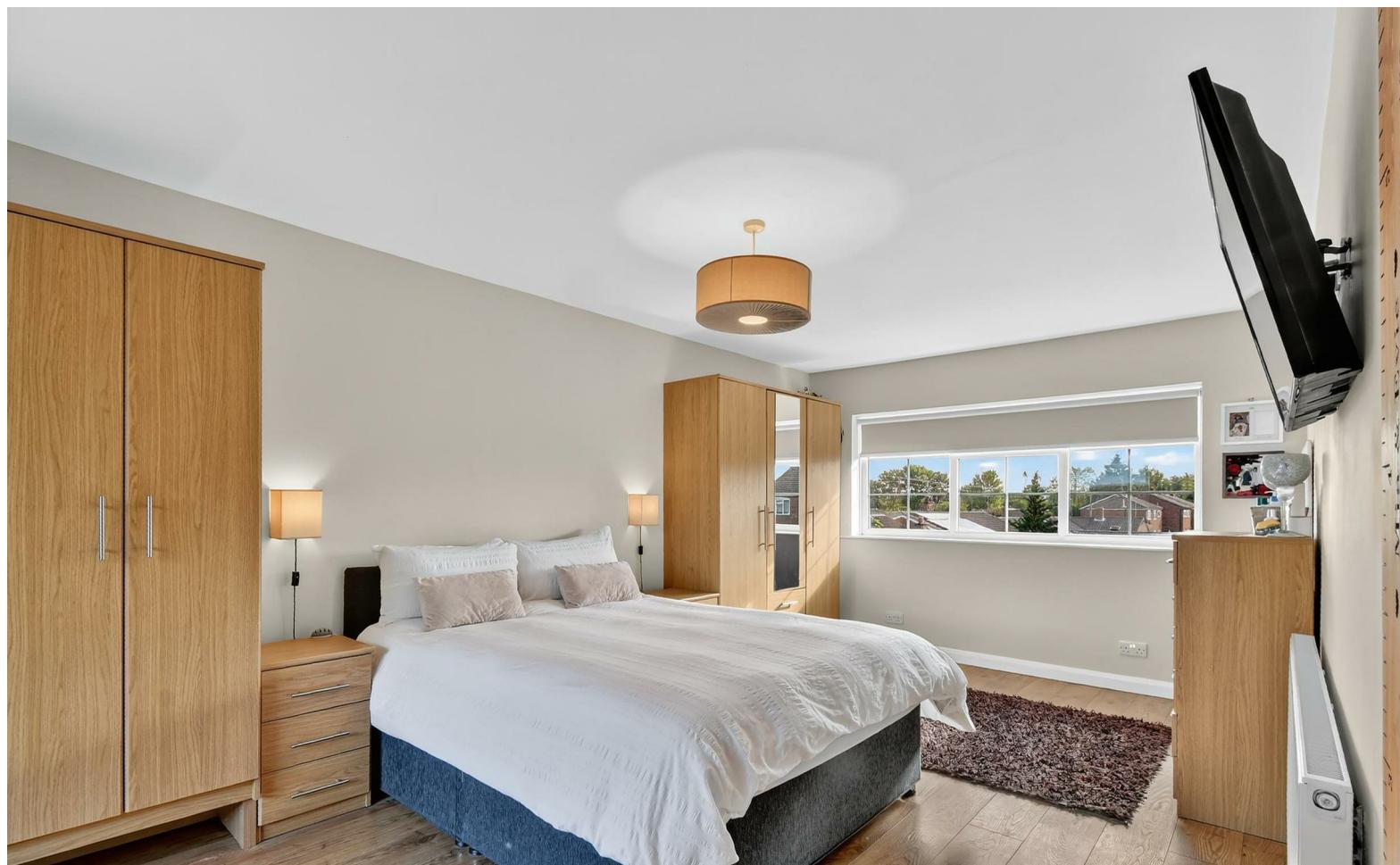
10'8" x 10' (3.25m x 3.05m)

Downstairs Cloakroom

7'3" x 2'10" (2.21m x 0.86m)

Rear Hallway





First Floor Landing

Bedroom One

18'3" x 10'11" (5.56m x 3.33m)

Bedroom Two

11'8" x 10'11" (3.56m x 3.33m)

Bedroom Three

11'6" x 10'11" (3.51m x 3.33m)

Bedroom Four

7'11" x 7'4" (2.41m x 2.24m)

Bathroom

9'2" x 5'4" (2.79m x 1.63m)

Balcony

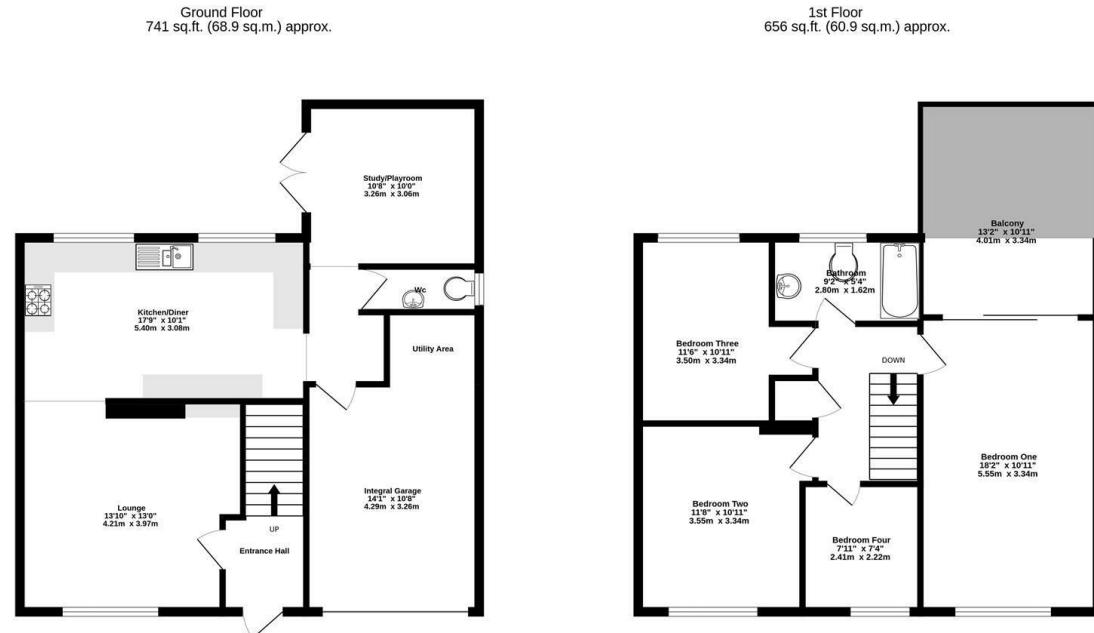
13'2" x 10'11" (4.01m x 3.33m)

Garage with Utility Area

14'1" x 10'8" (4.29m x 3.25m)

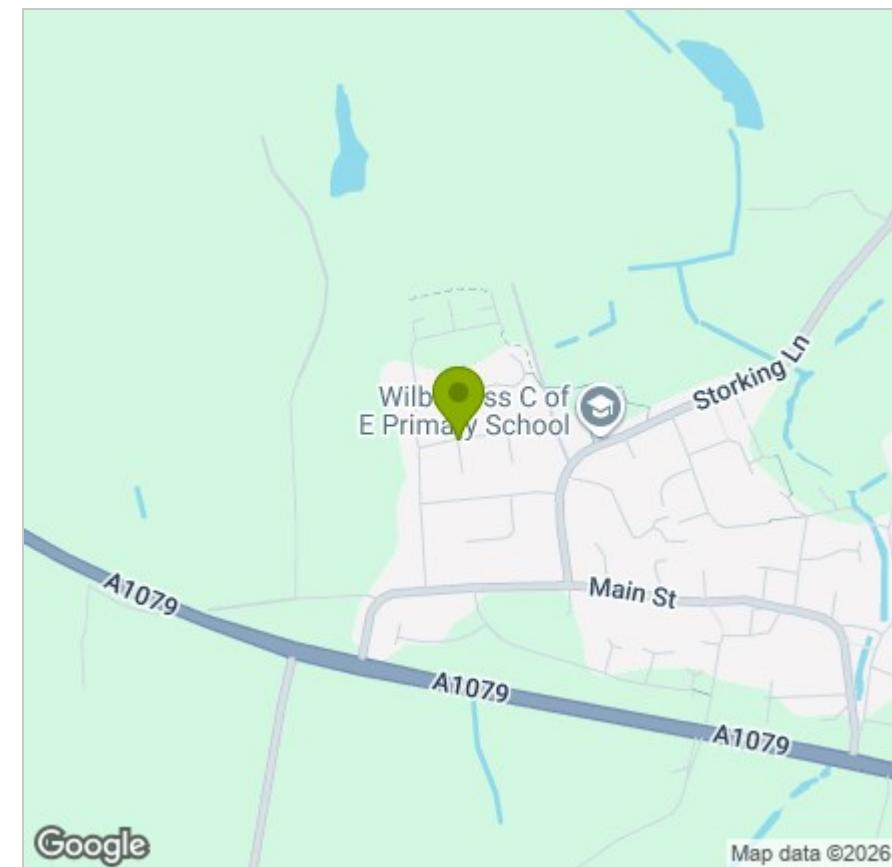


FLOOR PLAN



TOTAL FLOOR AREA : 1397 sq.ft. (129.8 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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LOCATION



EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	77	
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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