

Foss Farm Birker Lane, Wilberfoss, York YO41 5RP

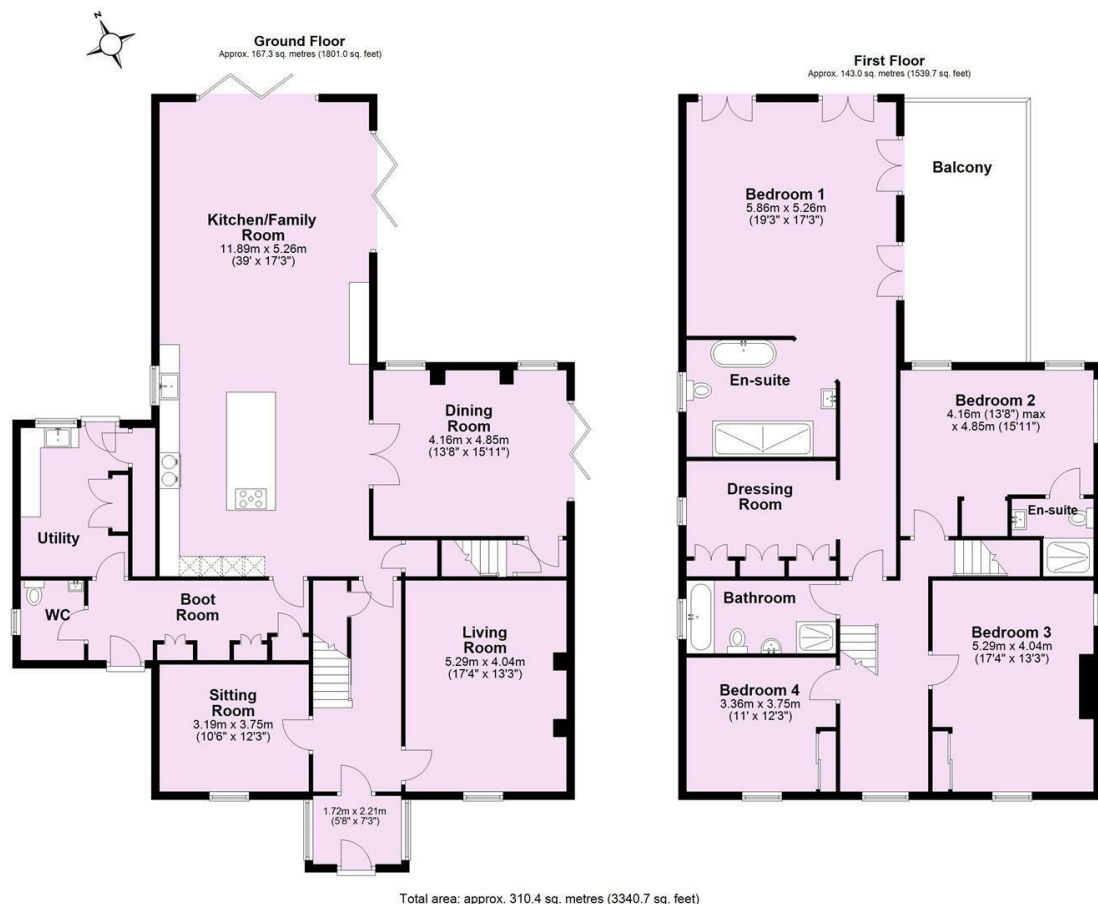
A superb country residence including farmhouse, self contained cottage and triple garage block set in grounds of around 3.25 acres, enjoying lovely views towards The Wolds, in a lovely rural location between York and Pocklington. *** Large agricultural shed available by separate negotiation *** See Video***

- Superb Country Residence Enjoying Lovely Wold Views
- Highly Versatile Property
- 4 Bed Farmhouse + 2 Lovely Bed Barn/Cottage
- Large Agricultural Shed inc. Office. Approx 27.3m Long (max)x 11.8m Width.
- Agricultural Shed Guide Price £250,000 (Optional Extra)
- Triple Garage Block (approx 11.7m wide x 8.2m depth) + Games Room Over
- Set in Grounds of circa 3.25 acres including 1 Acre Paddock
- Foss Farm - Air Source Heat Pump + Under Floor Heating
- Foss Farm EPC: C Foss Barn EPC: D
- Conveniently Offered with No Onward Chain

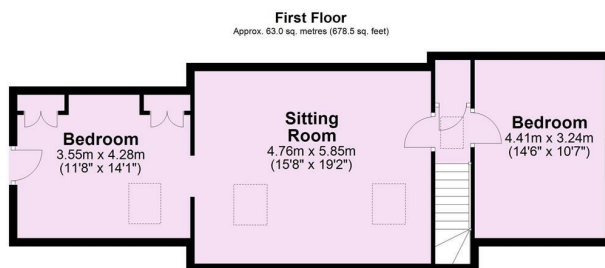
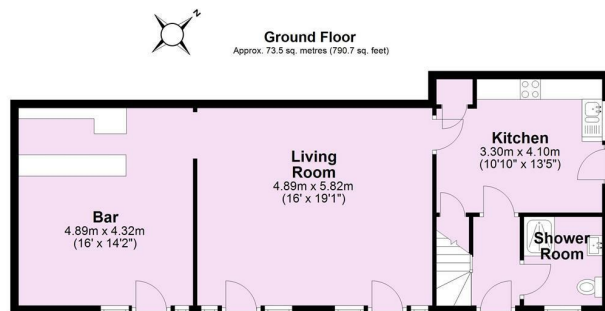
Guide Price £1,250,000

Tenure: Freehold

Council Tax Band:







Total area: approx. 136.5 sq. metres (1469.2 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) 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		
England & Wales	EU Directive 2002/91/EC	



IMPORTANT NOTICE

1. These particulars have been prepared as accurately and as reliably as possible, but should not be relied upon as 'statement of fact'. If there is any point which is of particular importance to you, please contact the office and we would be pleased to check the information. Please do so particularly if contemplating travelling some distance to view the property.
2. We have not tested any services, appliances, equipment or facilities and nothing in these particulars should be deemed to be a statement that they are in good working order, or that the property is in good structural condition or otherwise.
3. Any areas, measurements, floor plans or distances referred to are given as a guide only and are not precise.
4. Purchasers must satisfy themselves by inspection or by otherwise regarding the items mentioned above and as to the correctness of each of the statements contained in these particulars.
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