



Birker Lane, Wilberfoss, York, YO41 5RH

- An extremely versatile bungalow boasting over 4000 sqft • Perfect for dual family living. Potential to use part of the property as an air B&B for additional income • Three reception rooms. Kitchen and a separate utility room • Entertaining room with a kitchen that could be converted into an annex • Sauna room, w/c & garden room • Four double bedrooms, two with en-suites. Family bathroom • Integral double garage & boiler room • Fully enclosed & private rear garden • Gated horseshoe drive • EPC = C

Guide Price £749,950

Rosenga is an individually designed and deceptively spacious detached bungalow boasting over 4000 sqft of internal accommodation. The property occupies a substantial plot with views over open fields to the front, a rare commodity for so many houses these days. The property is located on the edge of Wilberfoss, so is ideally placed for quick access to the City of York or the market town of Pocklington. It is not very often that bungalows of this size and quality come to the market, so a viewing is highly recommended to fully appreciate everything that it has to offer.

On entering you find yourself in an inner lobby which leads through into the impressive main entrance hall. The living room can be found on the right hand side which benefits from a bay window that provides views over open fields, a stunning chandelier and a gas fire at the centre of the room. Large timber doors open into the formal dining room which again has a gas fire at its centre and a sliding door that provides access to raised decking.

The kitchen is immediately adjacent, so if you wanted to create a large open plan kitchen/diner, then this could be achieved by removing the dividing wall. The kitchen has been fitted with a worktop that runs around the majority of the room and has a recessed hand basin at its centre. There is a four ring halogen hob, double oven, dishwasher and an abundance of storage units. The hallway leads to a third reception room which again is naturally very light, providing the perfect place to sit and enjoy the sun in the summer months. There is a separate utility room which is fitted with a worktop, sink and has space for multiple white goods.

The next door opens into the old swimming pool which has been transformed into a colossal entertaining space with a kitchen and sliding doors out to the garden. This room could be converted into an annex if dual family living is required. There is a shower, sauna and w/c across the hall. At the end of the hall you will find an integrated double garage with electric doors and a store room which houses the boilers.

At the other side of the property there are four double bedrooms, all with built in wardrobes, two of which also have the benefit of en-suite shower rooms. In addition there is a family bathroom comprising Jacuzzi bath, corner shower, pedestal hand basin, low level w/c and a chrome heated towel rail. The loft is substantial in size and could be converted if further accommodation is required.

Externally the rear garden is mainly laid to lawn with a large patio seating area and pond immediately adjacent to the property. The garden is fully enclosed by a mature hedge, making it secure and private. There is a good sized timber shed and a summer house. To the front you will find a gated blocked paved drive that provides parking for multiple cars, lawn, trees and a water feature.

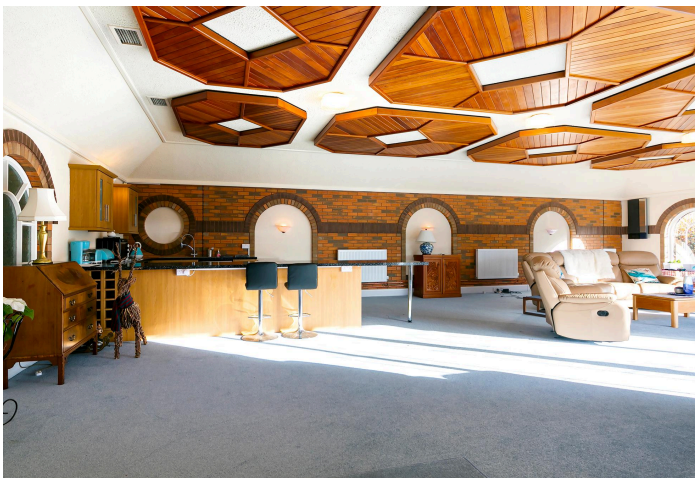




A VERSATILE BUNGALOW WITH OVER 4000 SQFT OF ACCOMMODATION AND VIEWS OVER OPEN FIELDS



R M English Ltd, 13 Walmgate, York, YO1 9TX Tel: 01904 697900



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			
		70	84

England, Scotland & Wales

EU Directive 2002/91/EC

Environmental Impact (CO ₂) Ra		0	0
		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

Viewing strictly by appointment

Tenure Freehold

Council Tax Band G

Local Authority East Riding of Yorkshire Council

Services All mains services



Address:
Reference: 1660



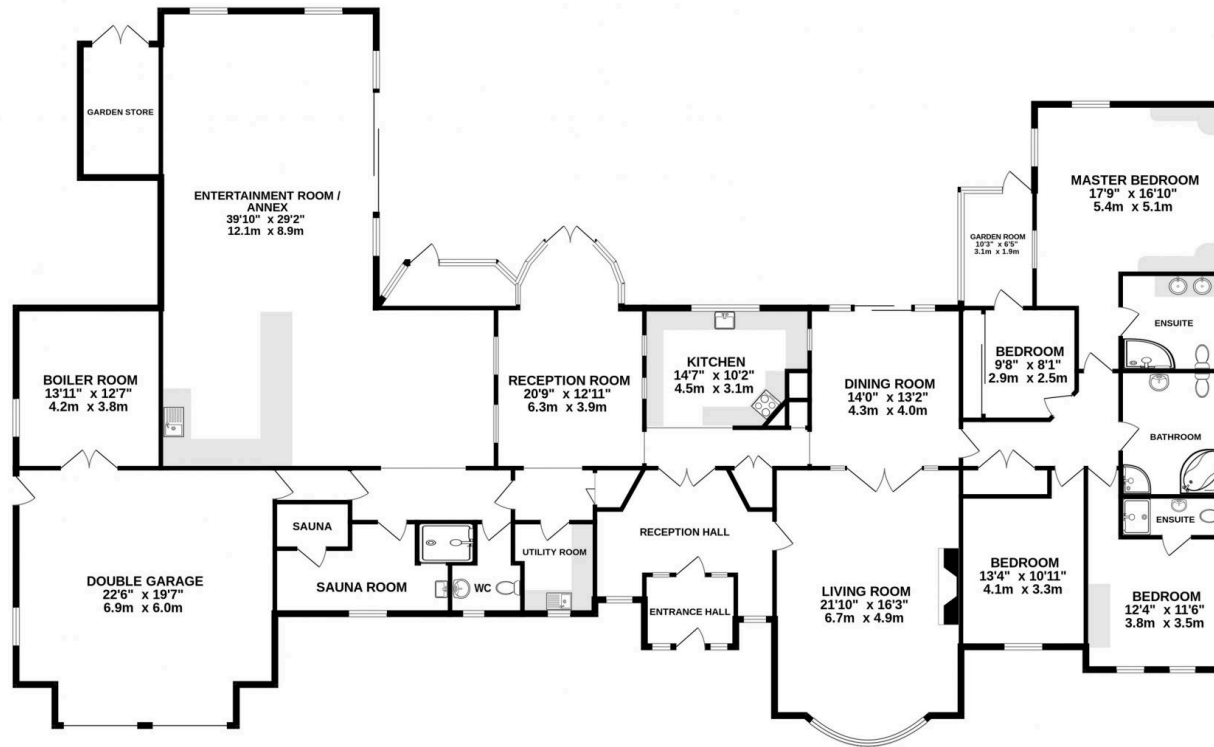
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Offices in York, Pocklington and Market Weighton

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GROUND FLOOR
4275 sq.ft. (397.2 sq.m.) approx.



TOTAL FLOOR AREA : 4275 sq.ft. (397.2 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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