



**Cornfield View, Wilberfoss, York, YO41 5AE**

• No Onward Chain • A beautifully presented modern family home in a highly desirable location • Living room with a large window that allows natural light to fill the room • Open plan kitchen/diner with a range of appliances. Separate utility room and w/c • Five bedrooms, four of which are large doubles • En-suite shower room & a family bathroom • Enclosed rear garden with a patio, lawn and trees • Driveway & a single garage • 999 lease starting 1st January 2016 •

EPC = B

## Guide Price £449,950

If you are looking for your next family home, like the idea of living in a village with a range of amenities, want quick access to the City of York and the market town of Pocklington, then look no further as this lovely five bedroom detached family home could be exactly what you have been waiting for. This attractive property is offered to the market with No Onward Chain, so a viewing is highly recommended to fully appreciate everything that it has to offer.

As you approach you will notice that the property is located in a quiet cu de sac with open fields to one side, an attractive feature especially if you are looking for peace and quiet.

On entering the house itself you will see stairs rising to the first floor, whilst a door on the left opens into a good sized living room with a large window to the front that allows natural light to enter. The kitchen/diner is located at the rear of the property and has been fitted with an L shaped worktop that doubles up as a breakfast bar and incorporates a stainless steel sink with drainer. In addition, there is a single oven, four ring hob, a number of storage cupboards and space for various white goods. A utility room can be found just off the kitchen which has been fitted with a worktop that has space below for a dryer and washing machine. There are two doors, one opens to the garden and the other provides access to a cloakroom with a w/c and hand basin.

To the first floor there are five bedrooms, four of which are doubles, whilst the fifth is a good-sized single that is currently being used as a home office. Three of the bedrooms have wardrobes, the master also benefitting from an en-suite comprising walk in shower, pedestal hand basin and a low level w/c. A family bathroom comprising bath with shower over, pedestal hand basin and w/c completes the internal accommodation.

Externally the rear garden is fully enclosed by a timber fence, perfect if you have young children or pets. There is a patio seating area in one corner, ideal if you like to enjoy the sun in the summer months. Lawn occupies the majority of the garden with the addition of three trees. To the front you will find parking on the drive for at least two cars, a single garage with an up and over door and a strip of lawn which has the potential to be incorporated into the drive.





**AN ATTRACTIVE FAMILY HOME WITH NO ONWARD CHAIN**



**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)	<b>A</b>		94
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>	85	
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Ra		0	0
		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England, Scotland & Wales		EU Directive 2002/91/EC	

Viewing strictly by appointment

Tenure Leasehold

Council Tax Band E

Local Authority East Riding of Yorkshire Council

Services All mains services. 999 year lease from 1st January 2016.



Address:  
Reference: 1908



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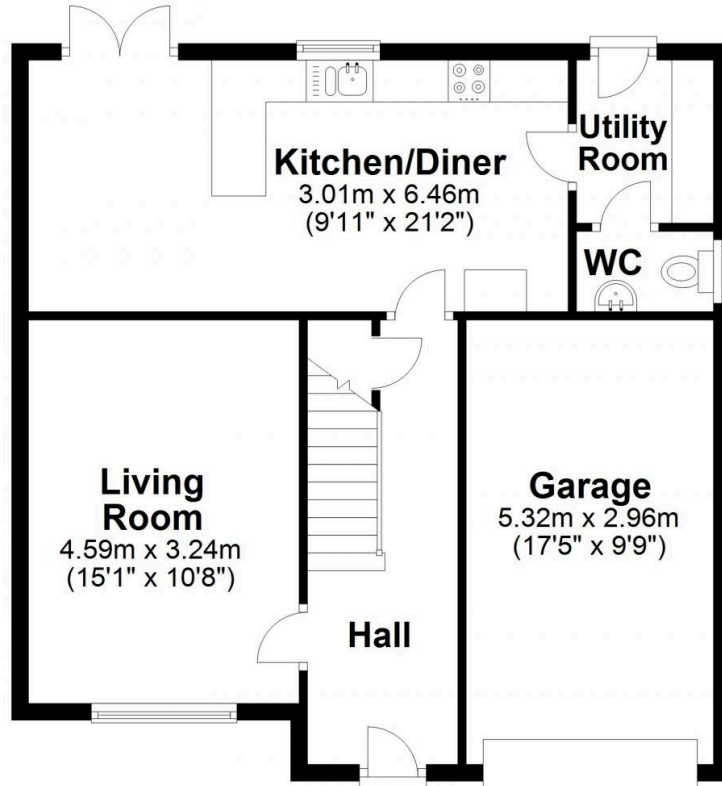


Offices in **York, Pocklington and Market Weighton**

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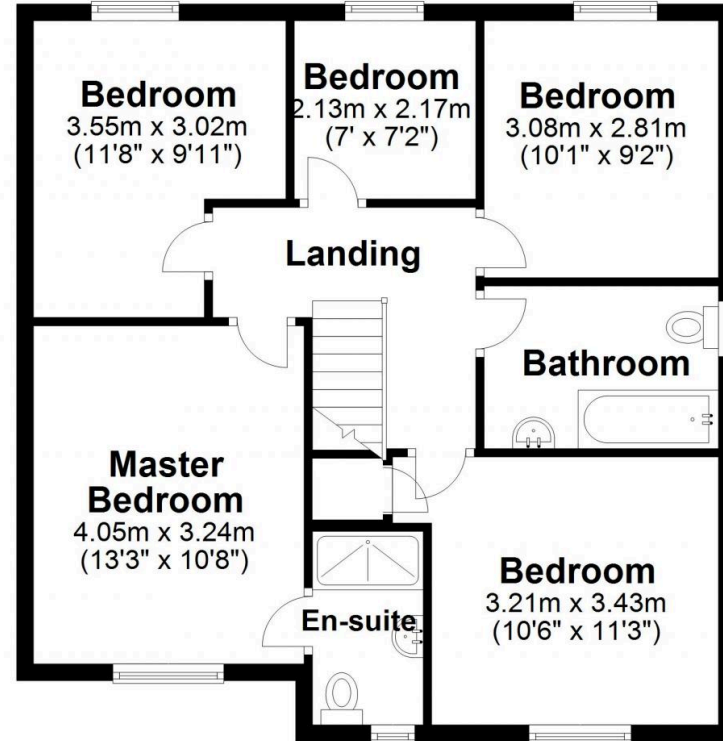
### Ground Floor

Approx. 66.7 sq. metres (717.8 sq. feet)



### First Floor

Approx. 66.7 sq. metres (717.8 sq. feet)



Total area: approx. 133.4 sq. metres (1435.6 sq. feet)

The total SqFt shown can include Garages & Outbuildings.  
Plan produced using PlanUp.

### 4 Cornfield

#### Disclaimer

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