



Sand Lane, Wilberfoss, York, YO41 5PB

- No Onward Chain
- A fantastic property situated in a plot of just under 0.5 of an acre
- A range of outbuildings including a substantial double garage & workshop
- Open plan kitchen/diner
- Garden room
- Living room with a log burner & a formal dining room
- Home office/4th bedroom & cloakroom
- Three bedrooms, one with built in wardrobes. Family bathroom.
- Peaceful rural setting close to Wilberfoss
- EPC = E

Guide Price £515,000

The property occupies a generous site of just under half an acre on Sand Lane, situated in a tranquil rural position just outside the popular village of Wilberfoss. The property is offered to the market with No Onward Chain, presenting an excellent opportunity to acquire a spacious home with considerable potential. Wilberfoss itself is a well-regarded village offering a good range of local amenities, including a primary school, a public house and a village shop. The location provides easy access to both the historic City of York and the market town of Pocklington. The surrounding area offers a fantastic mix of countryside charm and accessibility to major transport links, making it an ideal choice for a variety of lifestyles.

The accommodation within is spacious and adaptable. The ground floor features a welcoming entrance hall leading to a useful office/4th bedroom, a separate dining room and a substantial living room complete with a log burner. The kitchen/diner features white cabinetry, wood-effect worktops, light blue tiled splashbacks and space for various white goods. A lovely garden room can be found just off the kitchen/diner, which boasts extensive glazing and French doors which open to the rear garden and patio, providing a wonderful space to relax and enjoy the verdant surroundings. A ground-floor w/c adds to the convenience of the ground floor.

Upstairs, the property offers three bedrooms and a spacious family bathroom. The main bedroom is a bright double room with a delightful outlook over the open fields beyond. The two remaining bedrooms are perfect for children or visiting guests. The large family bathroom is equipped with a four-piece suite including a walk in double shower, bath, hand basin and w/c.

The exterior is equally impressive, benefitting from several practical outbuildings, including a detached double garage with roller shutter doors, an adjacent carport and a separate workshop/store. These facilities provide excellent storage, parking and potential for a variety of uses, subject to the necessary permissions. The delightful wrap-around gardens feature mature trees, an orchard and a large lawn, creating a truly private and peaceful setting. There is a private gravelled drive that leads to a large parking area for multiple cars. There is a septic tank which we believe is compliant but we would encourage anyone that wants to replace this to factor it in when making an offer.

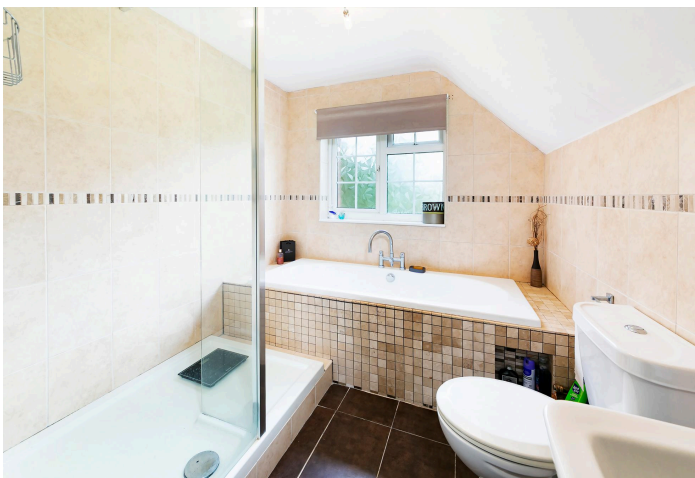




A FANTASTIC FAMILY HOME IN JUST UNDER HALF AN ACRE WITH NO ONWARD CHAIN



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		62
(39-54)	E	40	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
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 E

Local Authority East Riding of Yorkshire Council

Services Mains water & electric. Septic tank & oil fired central heating



Address: Sands Lane, Wilberfoss, York, YO41 5PB

Reference: 2621



rmenglish.co.uk



Offices in York, Pocklington and Market Weighton

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

Approx. Gross Internal Floor Area 1,496 sq. ft / 139.03 sq. m
Garage 430 sq. ft / 39.96 sq. m
Outbuilding 259 sq. ft / 24.01 sq. m
Total 2,185 sq. ft / 203 sq. m

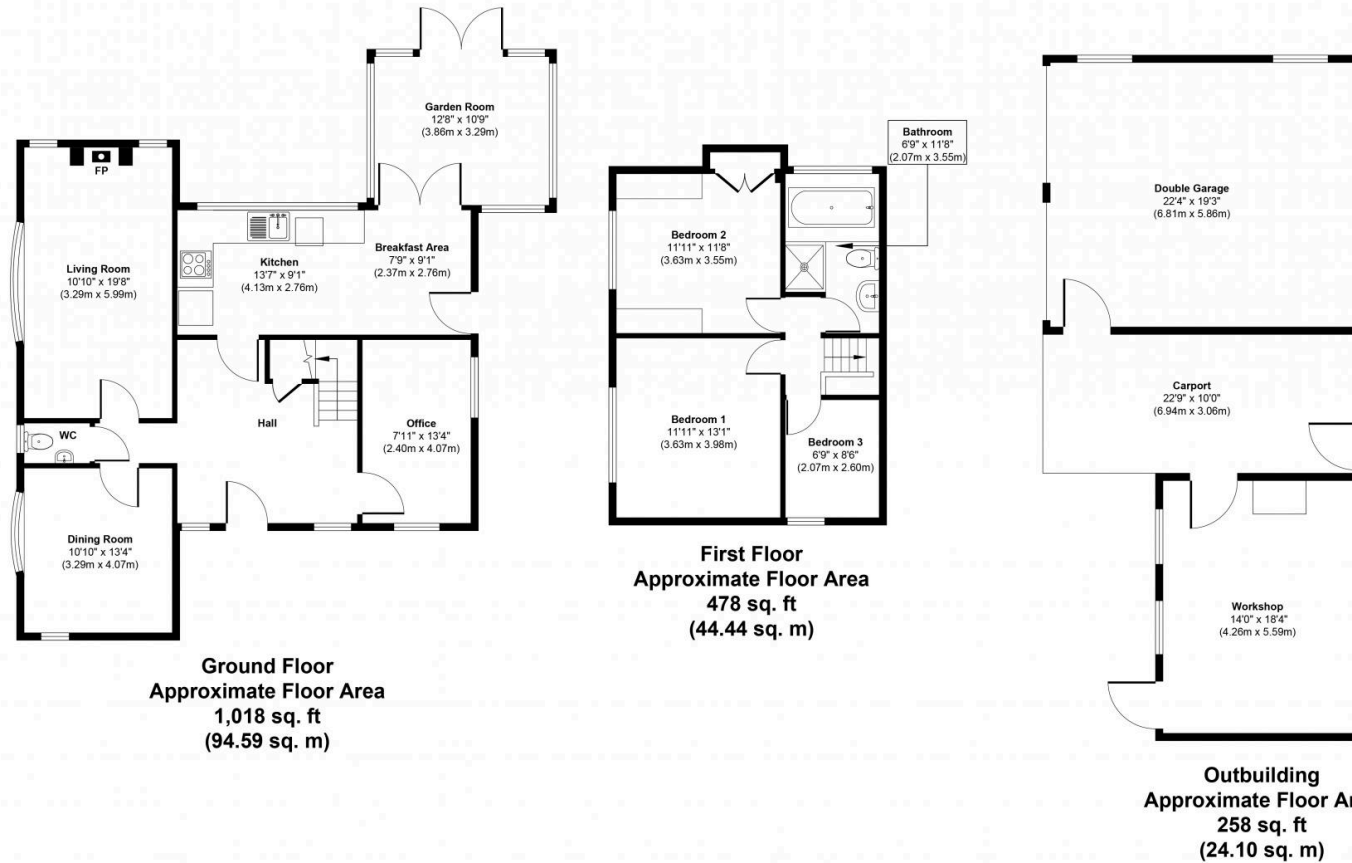


Illustration for identification purposes only, measurements approximate, not to scale.
 Copyrighted and Produced by MS Property Marketing.

Disclaimer

R M English, their clients and any joint agents give notice that: 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulations or other consents and R M English have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.