

RM
English



51 Moorfield Way, Wilberfoss, York, YO41 5PN

- No Onward Chain • Well presented bungalow in a desirable village • Backs onto open fields • Kitchen with numerous storage units • Three double bedrooms • Family shower room • Garden room • Garage and off street parking on the drive • Gas central heating • EPC = D

Guide Price £315,000

Located in the attractive village of Wilberfoss, only a short drive from the City of York and the market town of Pocklington, you will find this attractive three bedroom detached bungalow which looks out onto open fields. The current owners have maintained the property and it has recently undergone a full redecoration and newly fitted carpets throughout. This property is ideally suited to anyone that is looking for an easy transition into a new home without the need to carry out any work. Local amenities include a shop/post office, butcher, village pub, community centre, sports venue with tennis courts and football pitch, playground and primary school, all of which are in walking distance. The property is offered to the market with No Onward Chain.

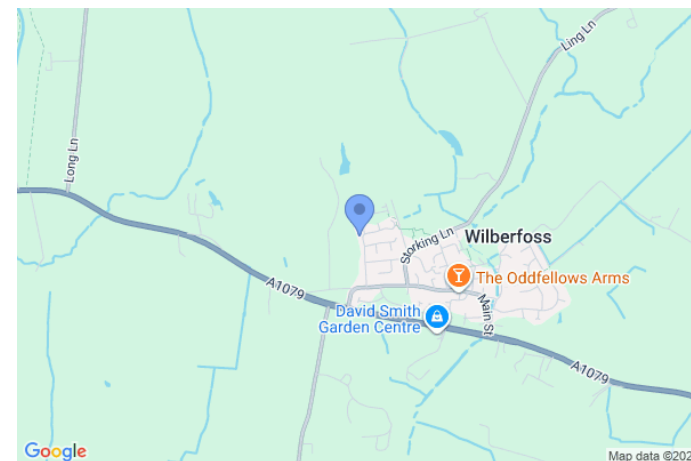
The front door opens into a good-sized entrance hall with cloakroom to the left that benefits from a low-level w/c and hand basin. To the right is the first double bedroom which could also be used as a dining room or home office to suit the purchasers lifestyle.

From the entrance hall, you will also find the kitchen which is modern and fitted with an Electrolux oven, built in microwave, 4 ring gas hob, slimline dishwasher, 1.5 bowl sink and drainer and various storage cupboards and drawers. There is also space for a fridge/freezer, with a large window providing plenty of natural light to the room.

A door at the end of the hallway opens into a living room that has an electric fireplace to the right and to the left of the room you will find space for a dining table and chairs. A single door leads to the conservatory, which overlooks the garden and provides an ideal space for enjoying the garden all year round.

A secondary inner hallway leads to two further double bedrooms and a modern shower room comprising of a walk in Mira shower, full sink unit, WC and heated towel rail.

The rear garden offers a peaceful setting, backing onto open fields. It features a combination of paved and stone areas, along with established fruit trees including apple and pear. A single garage is accessible from both the rear and front garden. The property also offers off street parking on the driveway and has a low-maintenance front garden.

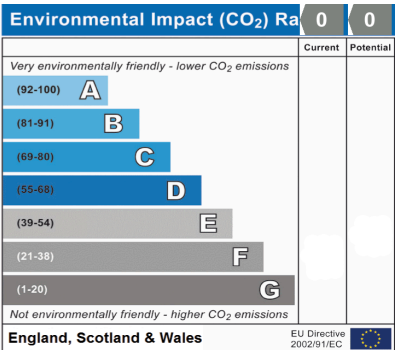
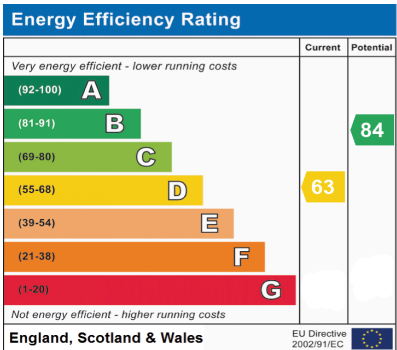
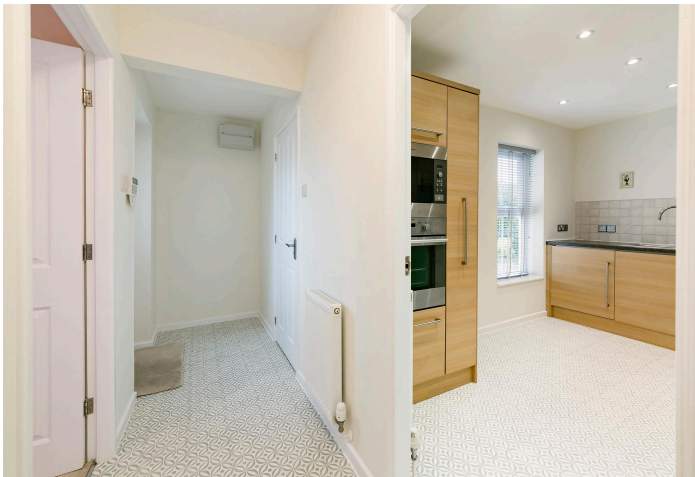




NO ONWARD CHAIN



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Viewing strictly by appointment

Tenure Freehold

Council Tax Band D

Local Authority East Riding of Yorkshire Council

Services All mains services



Address: Moorfield Way, Wilberfoss, York, North Yorkshire, YO41 5PN
Reference: 2419



rmenglish.co.uk



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

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Approx. Gross Internal Floor Area 966 sq. ft / 89.79 sq. m
Garage 149 sq. ft / 13.80 sq. m
Total 1115 sq. ft / 103.59 sq. m

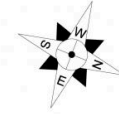
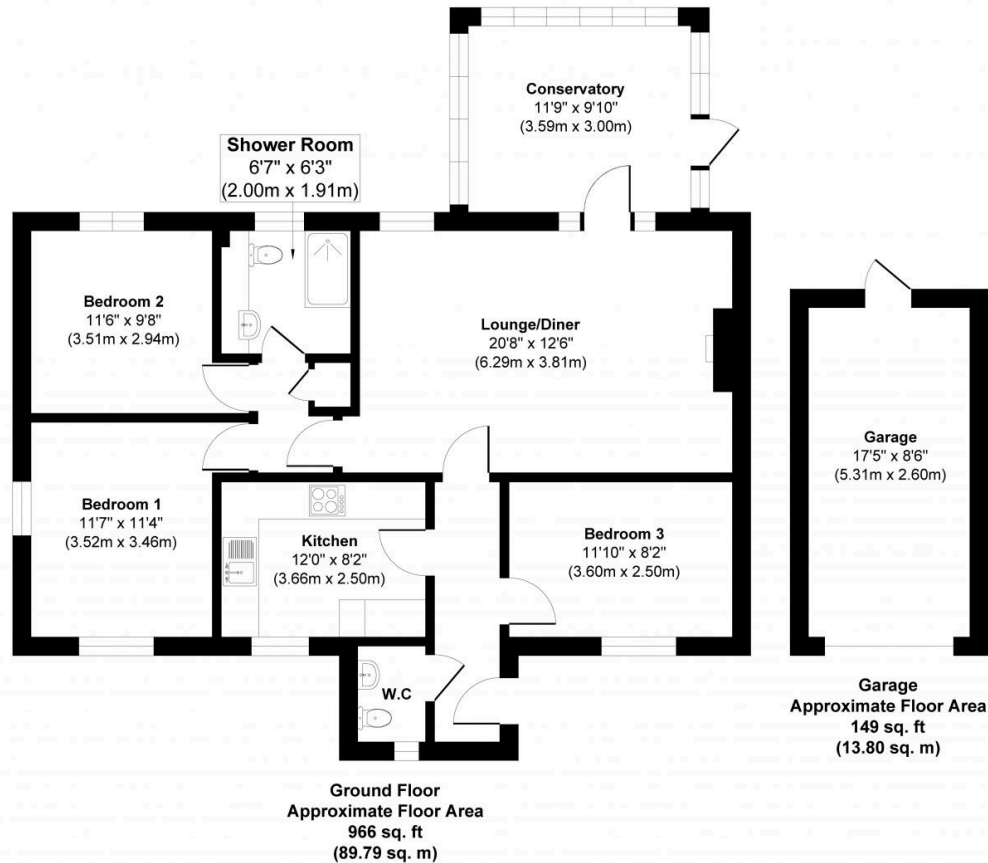


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