



10 Moorfield Drive Wilberfoss
York, YO41 5PZ
Guide Price £395,000

 4  1  2  D

A SPACIOUS 4 BEDROOM DETACHED HOUSE IN A QUIET CUL-DE-SAC WITHIN THIS POPULAR VILLAGE, OFFERING EASY ACCESS TO YORK AND POCKLINGTON.

This beautifully presented home, with gas central heating, double glazing, and full fibre broadband with high internet speeds, offers bright and spacious family living throughout. The layout comprises an entrance hall, sitting room, impressive open-plan dining kitchen and living space, rear hall, study/playroom, and cloaks/w.c. On the first floor, the master bedroom spans the full depth of the house and features sliding patio doors opening onto a private rooftop terrace, featuring both a roofed section and open terrace. There are also three further good-sized bedrooms and a family bathroom/w.c.

Outside, the property benefits from a generous driveway with ample parking for two vehicles, leading to an integral garage with electric doors and a rear utility area. The rear south-west facing garden benefits from sun throughout the day and is attractively arranged over two tiers and further enhanced by a raised planter bed. A mix of patio and lawn areas, fully private and not overlooked, providing an ideal space for relaxation and outdoor entertaining.

An internal viewing is recommended.

Entrance Hall

Lounge

13'10" x 13' (4.22m x 3.96m)

Kitchen

17'9" x 10'1" (5.41m x 3.07m)

Study

10'8" x 10' (3.25m x 3.05m)

Downstairs Cloakroom

7'3" x 2'10" (2.21m x 0.86m)





Rear Hallway

First Floor Landing

Bedroom One

18'3" x 10'11" (5.56m x 3.33m)

Bedroom Two

11'8" x 10'11" (3.56m x 3.33m)

Bedroom Three

11'6" x 10'11" (3.51m x 3.33m)

Bedroom Four

7'11" x 7'4" (2.41m x 2.24m)

Bathroom

9'2" x 5'4" (2.79m x 1.63m)

Balcony

13'2" x 10'11" (4.01m x 3.33m)

Garage with Utility Area

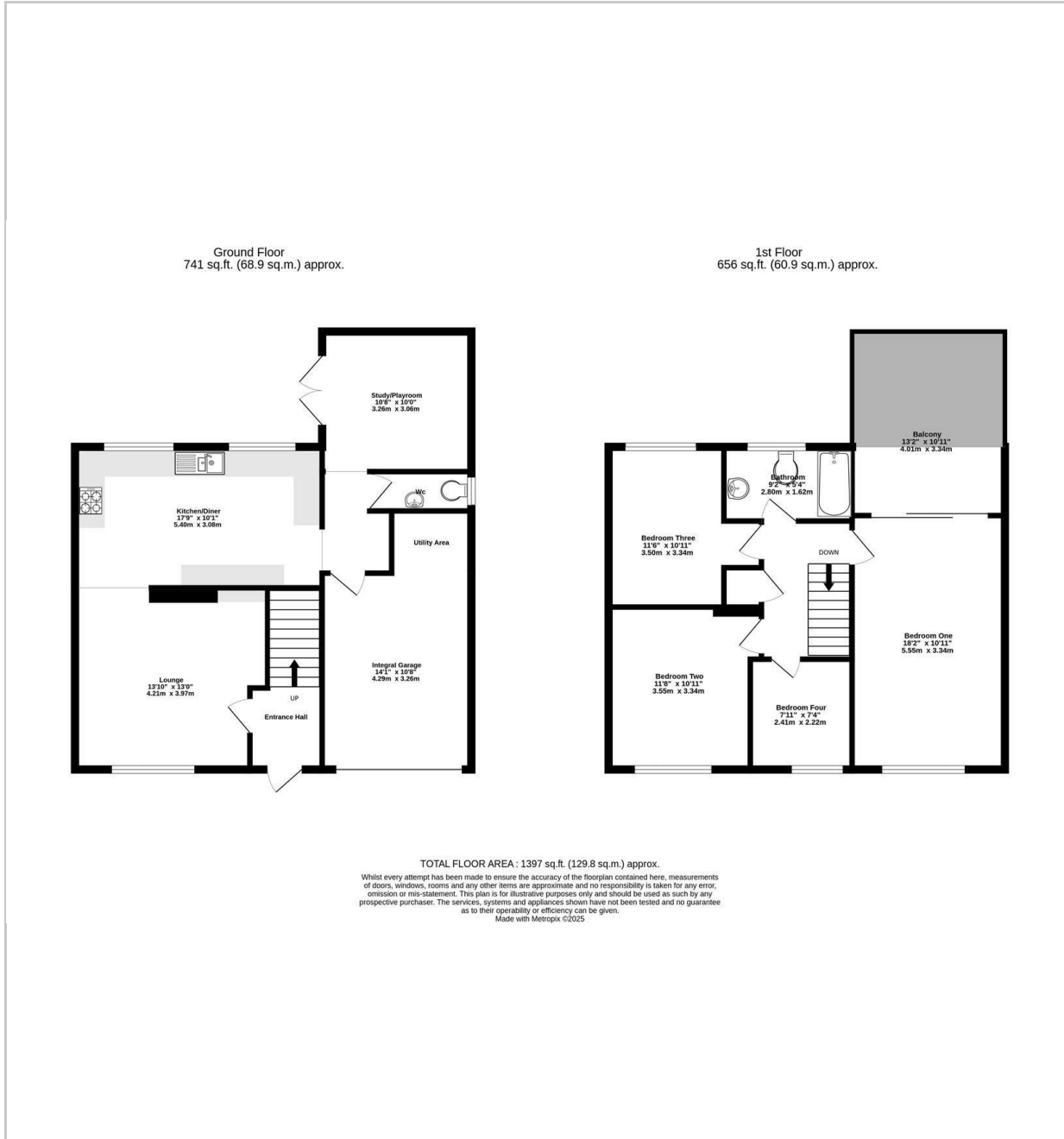
14'1" x 10'8" (4.29m x 3.25m)

Agents Notes

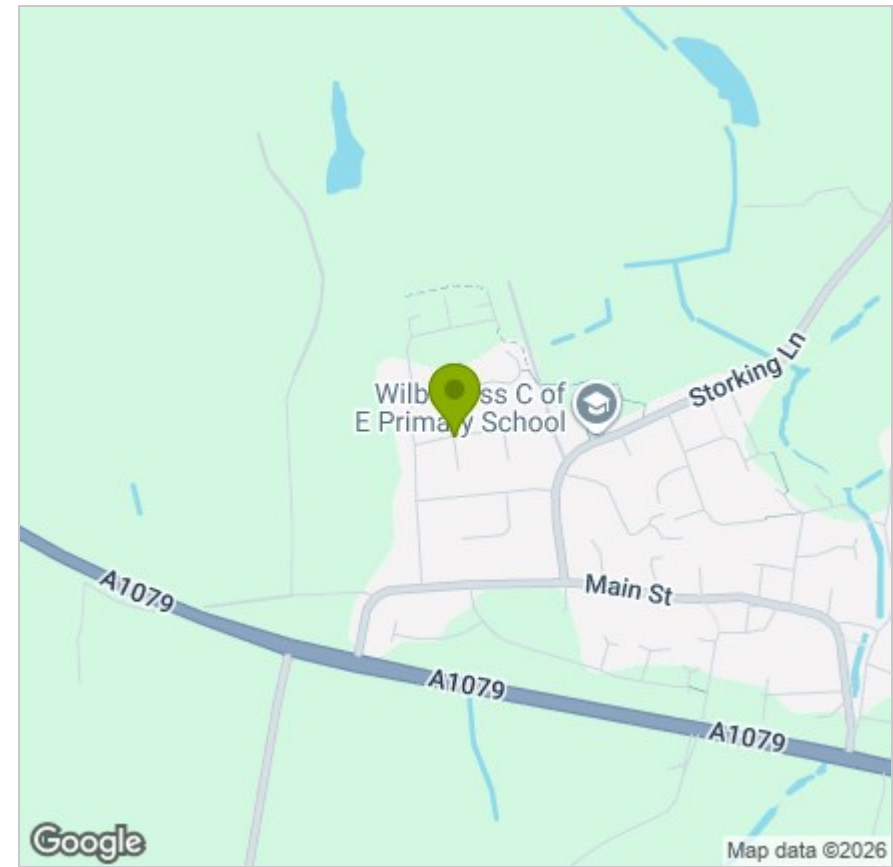
To be able to purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the transaction to fulfil their obligations under Anti Money Laundering regulations. A charge to carry out these checks will apply. Please ask our branch for further details.



FLOOR PLAN



LOCATION



EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			77
(55-68) D		65	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.