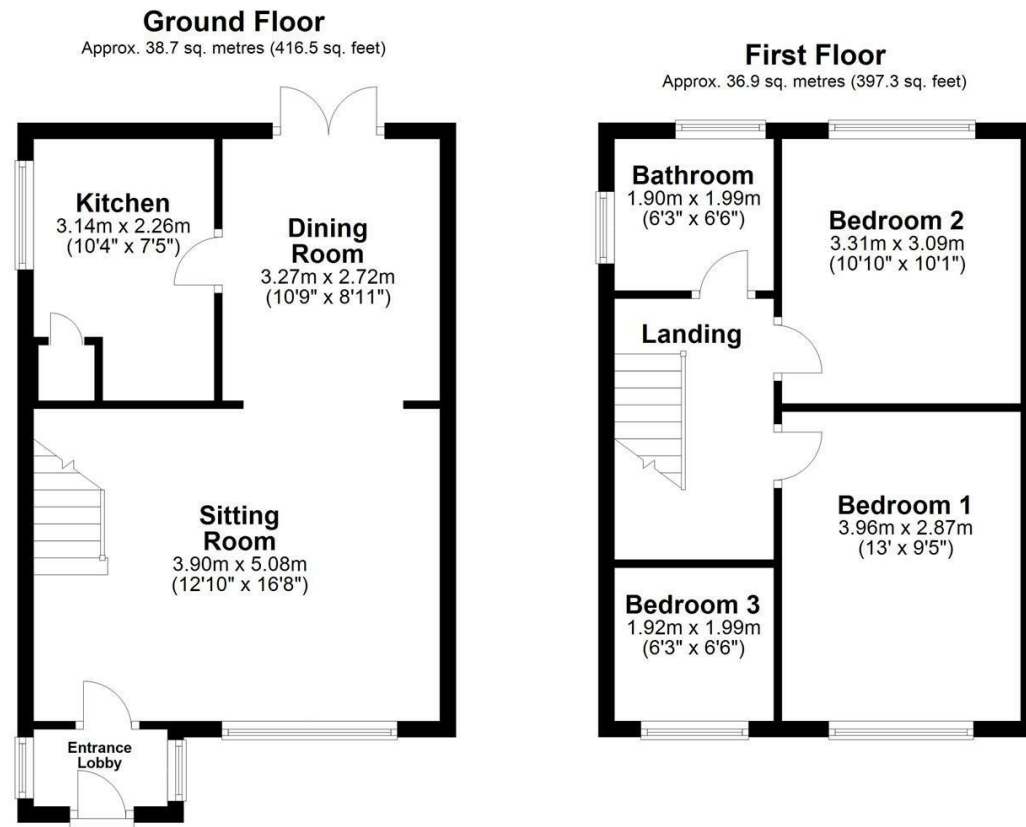


29, Moorfield Way,  
Wilberfoss, YO41 5PN  
£235,000



Total area: approx. 75.6 sq. metres (813.7 sq. feet)



**AGENTS NOTES**

For clarification, we wish to inform prospective purchasers that we have not carried out a detailed Survey, nor tested the services, appliances and specific fittings for this property.

**VIEWING**

By appointment with the Agent.

**OPENING HOURS**

9 am to 5.30 pm Monday to Friday and 9 am to 3 pm Saturday

**FREE VALUATIONS FOR SALE**

If you are considering selling or letting your property, we offer a free, no obligation valuation service and would be pleased to discuss your individual requirements with you. Please ring 01430 874000 for further information or to arrange for one of our Valuers to call.

**MATERIAL INFORMATION**

For broadband coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.gov.uk/en-gb/broadband-coverage>. For mobile coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.gov.uk/en-gb/mobile-coverage>. We may receive a commission, payment, fee, or other reward or other benefit (known as a Referral Fee) from ancillary service providers for recommending their service to you. Details can be found on our website.

**MORTGAGES**

We are keen to stress the importance of seeking professional Mortgage advice and would recommend that an appointment be made to see Faye Rowland (Holmefield Financial Solutions), Mortgage and Protection Advisor by phoning her on 07540 536891 or e-mail [Faye@holmefieldsolutions.co.uk](mailto:Faye@holmefieldsolutions.co.uk) or by contacting any member of staff. A broker fee of £199 will be charged on application. Your home may be repossessed if you do not keep up repayments on your mortgage. Holmefield Financial Solutions is an appointed representative of First Complete Ltd., which is authorised and regulated by the Financial Conduct Authority.

Please note that this floor plan is not to scale and is only intended as a guide to layout. All measurements provided are approximate and for guidance purposes only. If there is any point which is of a particular importance to you, please contact the office and we will be pleased to check the information, particularly if you contemplate travelling some distance to view the property.



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		53	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Clubleys give notice that 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 or tenants should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Clubleys has the authority to make or give any representation or warranty in relation to the property.

Photograph disclaimer – In order to capture the features of a particular room we will mostly use wide angle lens photography. This will sometimes distort the image slightly and also has the potential to make a room look larger. Please, therefore, refer also to the room measurements detailed within this Brochure.

In need of cosmetic updating, this three bedroomed semi detached home is situated in the well regarded village of Wilberfoss. An ideal purchase for the discerning buyer looking to mark their own stamp. Offering lounge with stairs off, dining room and fitted kitchen. Upstairs, there are three bedrooms and a family bathroom.

The property features both front and rear gardens, along with a driveway that leads to the garage.

Viewings are strictly by appointment through the selling agents.

This property is Freehold. East Riding of Yorkshire Council - Council Tax Band B.



[www.clubleys.com](http://www.clubleys.com)



**ENTRANCE LOBBY**

Composite front entrance door, having single glazed windows to either side.

**SITTING ROOM**

5.07m x 3.90m (16'7" x 12'9" )

Multi fuel burning stove which heat the radiators and water, two double radiators, laminate flooring, stairs to first floor accommodation with under stairs cupboard and double glazed window to the front elevation.

**DINING ROOM**

3.23m x 2.70m (10'7" x 8'10" )

Having laminate flooring and double doors to the rear elevation giving access to the rear garden

**KITCHEN**

3.15m x 2.27m (10'4" x 7'5" )

Range of floor and wall cupboards with working surfaces, one and a half stainless steel sink unit with mixer tap, built in electric oven with extractor fan over, space for fridge/freezer and double glazed window to the rear elevation.

**REAR ENTRANCE/UTILITY**

Plumbing for washing machine, space for tumble dryer and single glazed window and rear door.

**LANDING**

Access to the loft and window to the side elevation.

**BEDROOM ONE**

3.94m x 2.88m (12'11" x 9'5" )

Fitted wardrobes, radiator and double glazed window to the front elevation.

**BEDROOM TWO**

3.29m x 3.06m (10'9" x 10'0" )

Cupboard space, radiator and double glazed window the rear elevation.

**BEDROOM THREE**

1.98m x 1.94m (6'5" x 6'4" )

Cupboard off, radiator and double glazed window to the front elevation.

**BATHROOM**

1.92m x 1.89m (6'3" x 6'2" )

Fitted suite comprising bath, low level WC, hand basin, fully tiled, radiator, opaque double glazed window to the front elevation.

**OUTSIDE**

Patio seating area, lawned and two garden sheds. Driveway leading to the garage.

**ADDITIONAL INFORMATION****APPLIANCES**

None of the above appliances have been tested by the Agent.

**SERVICES**

Mains water, electricity and drainage. Telephone connection subject to renewal with British Telecom.

**COUNCIL TAX**

East Riding of Yorkshire Council - Council Tax Band B.

