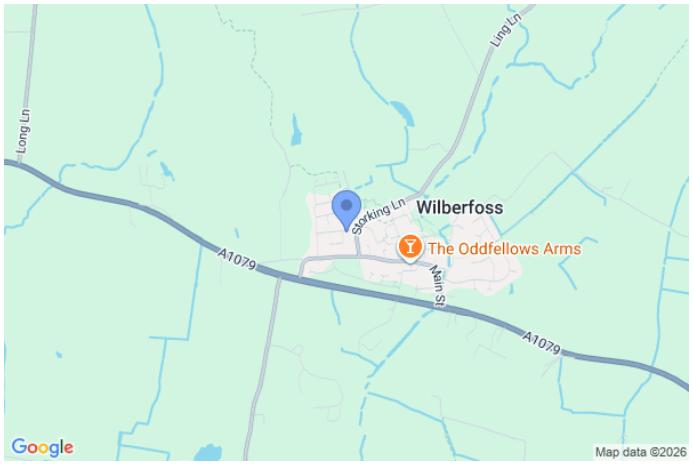


Park Lane, Wilberfoss, York, East Riding of Yorkshire, YO41 5PW

• No Onward Chain • Detached family home • Versatile living accommodation • Ideal for those working from home or multi generational living • Spacious living room with separate dining room • Brand new kitchen • 4 bedrooms and 2 bathrooms • Wraparound garden with patio seating area • Garage and off street parking • EPC = D

Guide Price £318,000



Occupying a generous corner plot within the highly regarded village of Wilberfoss, this detached four-bedroom home offers an impressive level of flexibility, making it equally suited to families, those seeking multi-generational living or buyers looking for space to work from home.

The village itself continues to be one of the area's most sought-after locations, offering a range of everyday amenities including a village shop, post office, public house and primary school, whilst remaining conveniently placed for commuting to York, Pocklington and the surrounding villages.

The internal accommodation extends to approximately 1,300 sq. ft. and has been thoughtfully arranged to provide a variety of living options. At the heart of the home is a spacious living room, complemented by a separate dining room and a brand new kitchen finished to a high standard. A conservatory provides a pleasant additional reception area overlooking the garden and creates an ideal space for relaxing throughout the year.

One of the standout features of the property is its adaptable layout. The ground floor incorporates a further reception room, bedroom and bathroom, creating the potential for guest accommodation, independent living for a family member, a dedicated home office suite or simply additional living space to suit changing requirements.

To the first floor are three well-proportioned bedrooms, together with a modern family bathroom and separate W.C.

Outside, the property enjoys attractive wraparound gardens which have been carefully maintained and provide a pleasant setting with a good degree of privacy. The driveway offers ample off-street parking and leads to a detached garage, providing excellent storage and practicality.

Properties offering this level of flexibility in such a well-connected village setting are rarely available, making this a fantastic opportunity for buyers seeking a home capable of adapting to their lifestyle for years to come.



NO ONWARD CHAIN









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



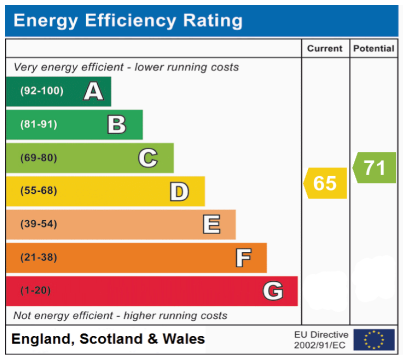


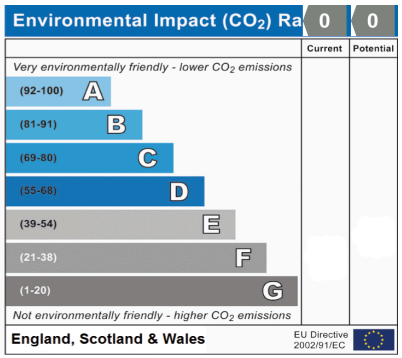












Address: Park Lane, Wilberfoss, York, East Riding of Yorkshire, YO41 5PW

Reference: 2738

Viewing strictly by appointment

Tenure Freehold

Council Tax Band D

Local Authority East Riding of Yorkshire Council

Services All mains services

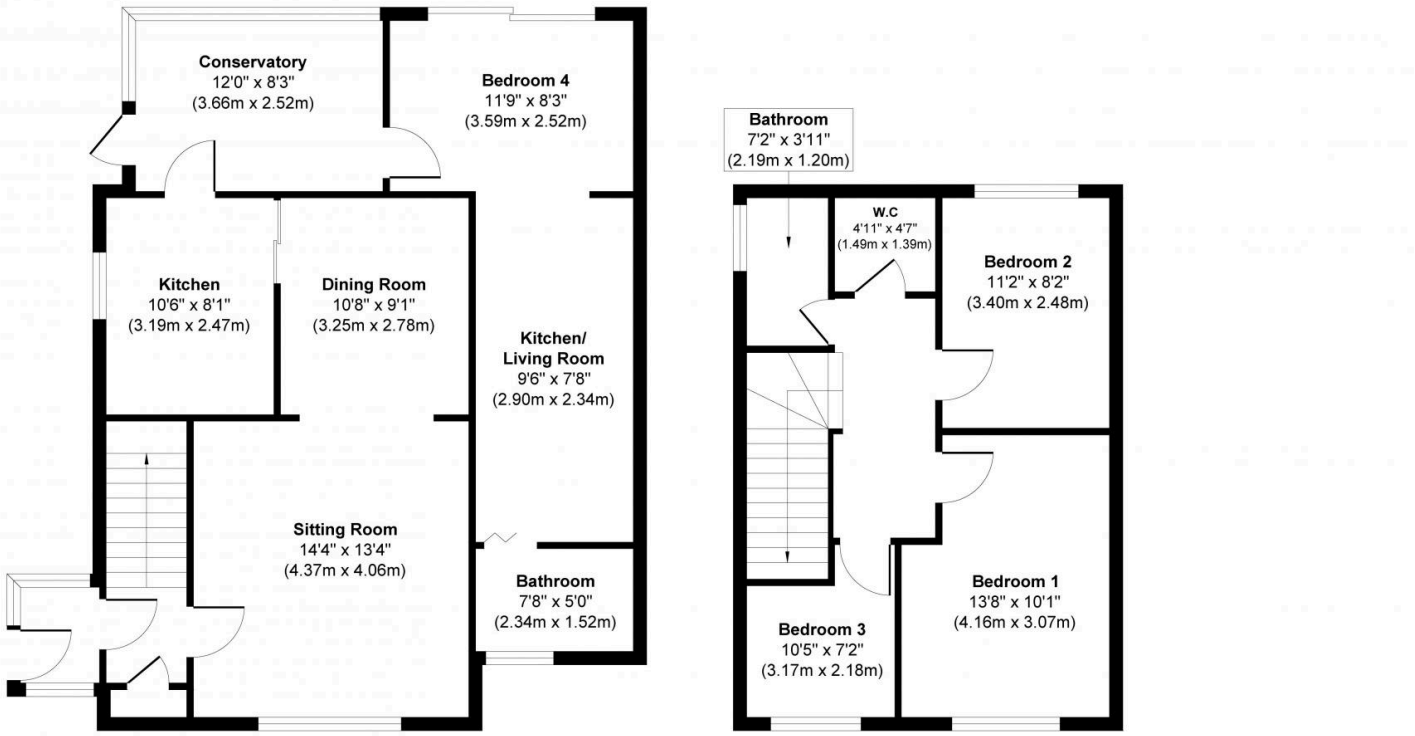
RICS

OnTheMarket.com

rmenglish.co.uk

rightmove.co.uk

Approx. Gross Internal Floor Area 1291 sq. ft / 119.95 sq. m



Ground Floor
Approximate Floor Area
847 sq. ft
(78.70 sq. m)

First Floor
Approximate Floor Area
444 sq. ft
(41.25 sq. m)

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