



Ings Road, Wilberfoss, York, YO41 5NG

- A beautifully presented family home in a highly desirable location • Open plan kitchen/living/dining area with bi-fold doors. Separate utility room • Living room with a modern feature fire & a separate snug • Ground floor w/c • Five bedrooms, one of which benefits from an en-suite • Family bathroom • Fully enclosed garden with mature hedging & a patio • Detached double garage with electric doors • Further off street parking on the drive • EPC = B

Guide Price £720,000

Situated in a private gated position on Ings Lane, in the sought-after village of Wilberfoss, is this impressive five-bedroom detached executive residence. Built with a striking contemporary presence and finished to a high standard throughout, the property combines generous and versatile accommodation with stylish interiors, a detached double garage, extensive driveway parking and private enclosed gardens. Ideally suited to modern family life, it offers an attractive balance of countryside living and convenient access to York.

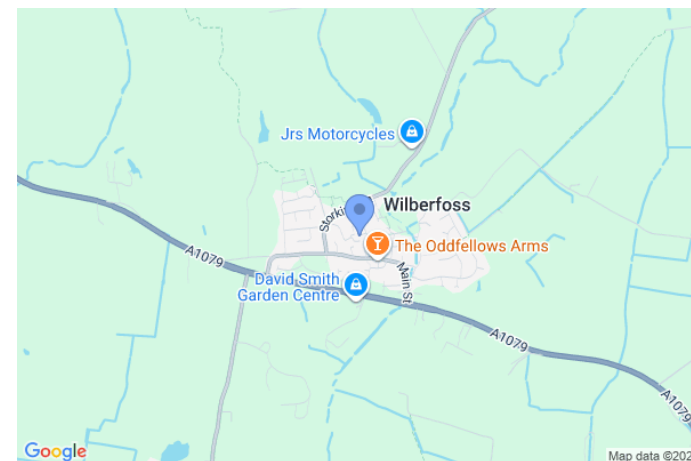
The property is approached through private electric double gates onto a generous, gravelled forecourt, with the entrance leading into a bright and welcoming central reception hall. The ground floor has been thoughtfully designed to provide both comfortable everyday living and excellent entertaining space, centred around an impressive open-plan kitchen/living/dining area.

The kitchen is fitted with a comprehensive range of dark navy cabinetry, contrasting white quartz work surfaces and a substantial waterfall-edge island, complemented by integrated appliances and a built-in wine cooler. Warm herringbone timber flooring runs throughout the space, while full-width bi-folding doors provide a seamless connection with the rear patio and garden. A separate utility room provides useful additional storage and practical space, while a comfortable front-facing snug offers a more informal setting for family use. The principal living room features an attractive fireplace and a large window which allows natural light to flood the room.

On the first floor, five well-proportioned bedrooms are arranged around a central landing, providing excellent flexibility for family, guests and home working. The principal bedroom is spacious, with built in wardrobes and benefits from a contemporary en-suite shower room, finished with marble-effect tiling and contrasting black detailing. Four further bedrooms offer a variety of uses and are served by a well-appointed family bathroom, featuring a freestanding oval bath, separate corner shower and stylish herringbone-effect feature tiling.

The outside space is equally well suited to family life. The rear garden is enclosed by established, tall privacy hedging and secure fencing, creating a particularly private setting. A broad paved terrace immediately adjoining the house provides an ideal area for outdoor dining and entertaining, overlooking a level lawn with a useful garden shed. To the front, the extensive gravelled driveway provides ample parking for several vehicles and leads to a substantial detached double garage, complete with contemporary electric doors.

Wilberfoss is a popular East Yorkshire village with a strong local community and a good range of amenities, including a primary school, village shop, public house and sporting facilities. The village is conveniently positioned close to the A1079, providing excellent road connections to York and the market town of Pocklington, together with access to the wider regional road network.





A STUNNING CONTEMPORARY FAMILY HOME IN THE HEART OF WILBERFOSS



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		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		86	92
		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		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		0	0
		EU Directive 2002/91/EC	

Viewing strictly by appointment

Tenure Freehold

Council Tax Band F

Local Authority East Riding of Yorkshire Council

Services All mains services



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Approx. Gross Internal Floor Area 2192 sq. ft / 203.70 sq. m
Garage 362 sq. ft / 33.63 sq. m
Total 2554 sq. ft / 237.33 sq. m

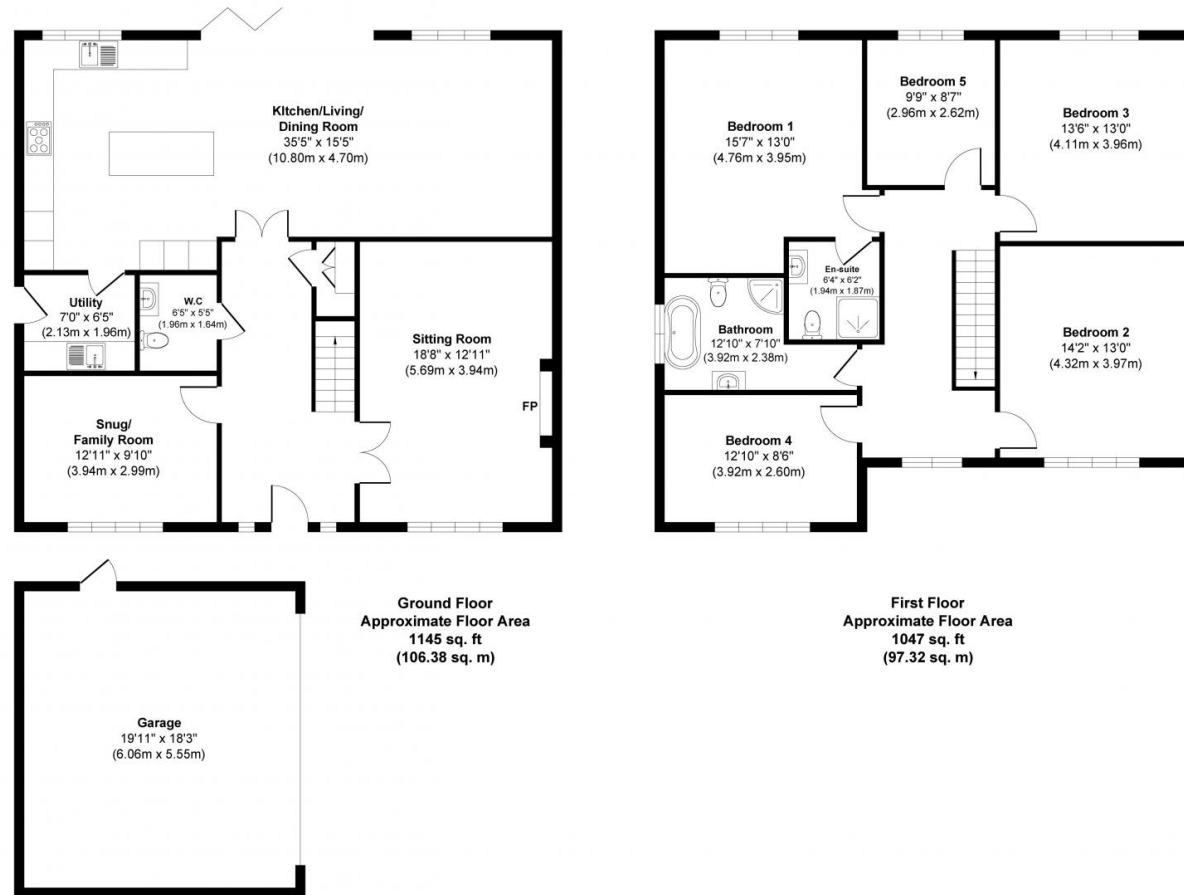


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