



**Moorfield Way, Wilberfoss, York, North Yorkshire, YO41 5PL**

- No Onward Chain • A beautifully presented bungalow in a highly desirable village • Kitchen with a range of appliances & a door that opens to the drive at the side • Living room with dual aspect windows & a modern electric fire • Three double bedrooms, two with built in wardrobes • Family shower room • Fully enclosed south facing rear garden • Garage with an electric up & over door • Additional parking on the drive • EPC = D

## Guide Price £299,950

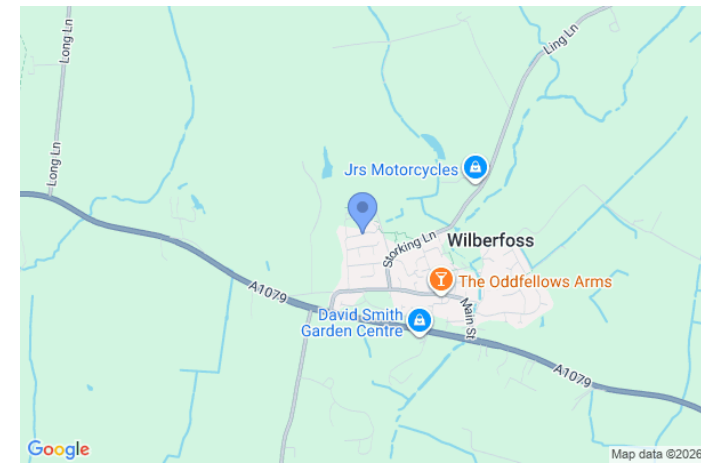
Located in the attractive village of Wilberfoss, only a short drive from the City of York and the market town of Pocklington, you will find this attractive three bedroom detached bungalow. This property has been beautifully maintained and is ideally suited to anyone that is looking for an easy transition 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 a cloakroom on the right that benefits from a low-level w/c and hand basin. A door on the left opens into a living room that has a modern electric fire at its centre, perfect for the colder winter months. There are dual aspect windows, one of which is large and allows an abundance of natural light to enter. There is space for living room furniture and a formal dining table with chairs.

The kitchen has two worktops, one incorporates a stainless steel sink with drainer, the other a four-ring electric hob. To the side of the hob you will find a double oven/grill. There is space for additional white goods including a washing machine, dishwasher and fridge/freezer. In addition there are various storage units. A door at the side provides access to the driveway.

There are three double bedrooms, two of which have full walls of fitted wardrobes. One of the bedrooms has French doors that open to the rear garden and could be used as a formal dining room or a snug if three bedrooms are not required. The family shower room comprises corner shower with rainfall shower head, chrome heated towel rail, low level w/c and a hand basin with storage below.

The south-facing rear garden is fully enclosed making it extremely secure and private, perfect if you have pets or like to sit out in the summer months. There is a patio seating area immediately adjacent to the property whilst the borders have been planted with shrubs and flowers. To the front there is a low-maintenance garden and to the side a single garage with an up and over electric door and further off-street parking on the drive.





**AN ATTRACTIVE THREE BEDROOM DETACHED BUNGALOW WITH NO ONWARD CHAIN**



**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			
		68	83

Environmental Impact (CO <sub>2</sub> ) Ra		0	0
		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			

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 5PL  
Reference: 2387

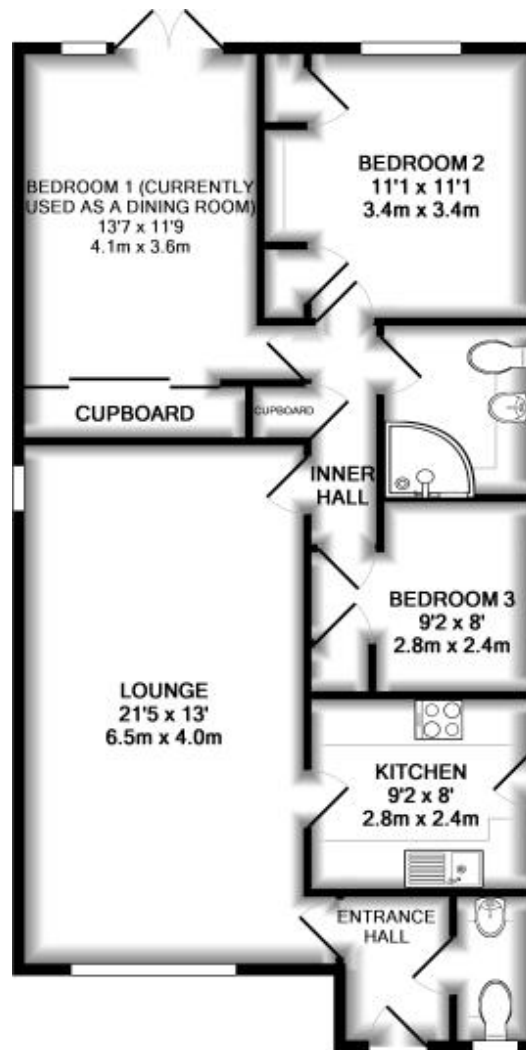


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Offices in York, Pocklington and Market Weighton

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TOTAL APPROX. FLOOR AREA 806 SQ.FT. (74.8 SQ.M.)  
 Measurements are approximate. Not to scale. Illustrative purposes only  
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