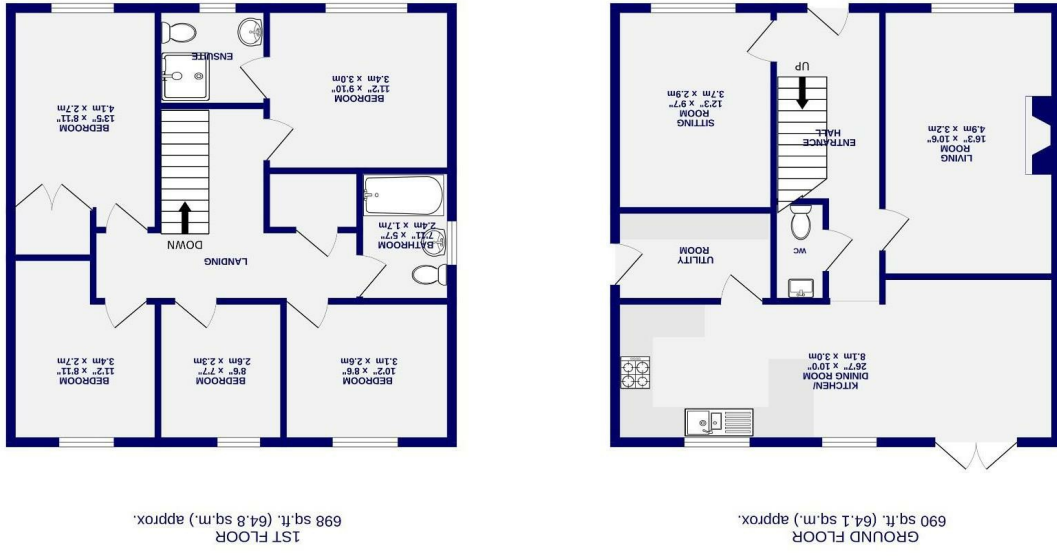


These particulars have been prepared as accurately and as reliably as possible, but should not be relied upon as 'statement of fact'. If there is any point which is of particular importance to you, please contact the office and we would be pleased to check the information. We have not tested any services, appliances, equipment or facilities and nothing in these particulars should be deemed to be a statement that they are in good working order, or that the property is in good structural condition or otherwise. Any statements contained in these particulars are given as a guide only and are not precise. Purchasers must satisfy themselves by inspection or by otherwise regarding the items mentioned above and as to the correctness of each of the areas, measurements, floor plans or distances referred to are given as a guide only and are not precise. No person in the employment of Ashtons has any authority to make or give any representation or warranty whatsoever in relation to this property or these particulars nor enter into any contract relating to the property on behalf of the vendor.

- Modern Detached Five Bedroom Family Home
- Full Width Open Plan Kitchen Dining Room
- Kitchen With Integrated Appliances And Seating Area
- Highly Sought After Wilberfoss Village Location
- Principal Bedroom With En Suite And Wardrobes
- Rear Garden Backing Onto Open Countryside
- Excellent Access To York And Pocklington
- Detached Double Garage
- Driveway Parking
- EPC B

Leasehold
Council Tax Band - E

Windmill Meadows Wilberfoss, York YO41 5RQ



1ST FLOOR
698 sq. ft. (64.8 sq.m.) approx.

While every attempt has been made to ensure the accuracy of the floorplan, measurements of rooms and any other areas the responsibility is taken by any purchaser. The services, systems and appliances shown have not been inspected or guaranteed as to their operation. Measurements are for guidance only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been inspected or guaranteed as to their operation. Measurements are for guidance only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been inspected or guaranteed as to their operation.



Windmill Meadows Wilberfoss, York YO41 5RQ

£450,000

5 2

Ashtons Estate Agents are delighted to present this substantial detached family home, and located in the highly regarded village of Wilberfoss. Offering generous and versatile accommodation across two floors, the property provides excellent family living with five bedrooms, two reception rooms, and a superb full-width kitchen dining room opening onto a rear garden that backs directly onto open countryside. Wilberfoss is a sought-after village with a range of local amenities including shops, a primary school, public house and church. Ideally positioned approximately 8 miles east of York and 5 miles from Pocklington, it offers excellent access to York city centre and the wider road network.

A welcoming entrance hall with porcelain tiled flooring sets the tone for the home. The front-facing living room features a log-burning stove within the chimney breast and enjoys plenty of natural light. Opposite is a well-proportioned study, ideal for home working.

To the rear is the impressive open-plan kitchen dining room, spanning the full width of the property and forming the heart of the home. It is fitted with modern wall and base units, complementary worktops and integrated appliances, with patio doors opening onto the garden and countryside views beyond. A built-in bench seating area adds a sociable touch, while a separate utility room provides further storage, appliance space and access to the side.

To the first floor are five well-proportioned bedrooms. The principal bedroom benefits from fitted wardrobes and a stylish en suite shower room, while bedrooms two and three also include fitted storage. The family bathroom is fitted with a white suite comprising bath, WC and basin with part-tiled walls.

