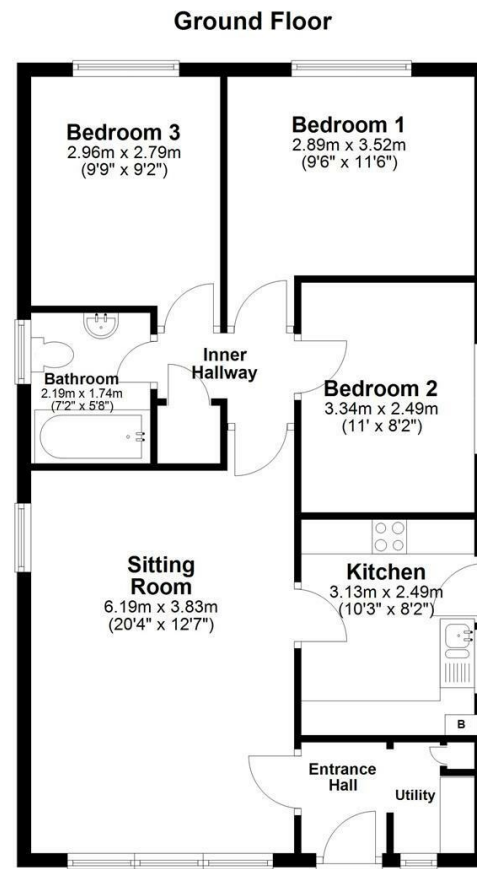




93, Moorfield Way,
Wilberfoss, YO41 5PN
Offers In Excess Of £305,000



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.org.uk/en-gb/broadband-coverage>. For mobile coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.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 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			87
(69-80) C		71	
(55-68) D			
(39-54) E			
(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.

Tucked away at the end of a quiet cul-de-sac in the sought-after village of Wilberfoss, this immaculate three-bedroom detached bungalow offers spacious and beautifully maintained accommodation throughout.

The property features a welcoming entrance hall with access to the utility, sitting room with a modern electric fire, creating a cosy and inviting living space. The fitted kitchen is well-equipped with integrated appliances, offering both functionality and contemporary appeal.

There are three well-proportioned bedrooms, complete with a modern family bathroom. Externally, the property benefits from a detached garage and driveway. To the rear, a fully enclosed garden provides a safe and peaceful outdoor space, complete with a patio seating area - perfect for relaxing or entertaining.

A fantastic opportunity to purchase a turn-key home in a quiet residential spot, with easy access to York and local amenities.

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



www.clubleys.com



ENTRANCE HALL

1.85m x 1.26m (6'0" x 4'1")

Entered via a composite front entrance door, laminate flooring and a radiator.

UTILITY

1.14m x 1.64m (3'8" x 5'4")

Fitted with base units, plumbing for washing machine, radiator, laminate flooring, and an opaque double glazed window to the front elevation.

This room was originally a cloakroom/WC, but the current owners have converted into a utility room. Plumbing for a WC and hand basin remains in place.

SITTING ROOM

6.19m x 3.83m (20'3" x 12'6")

A spacious sitting room with double glazed windows to the front and side elevations, electric fire and radiator.

KITCHEN

3.15m x 2.49m (10'4" x 8'2")

Fitted with a range of matching floor and wall units, working surfaces incorporating a one and a half sink unit with mixer tap, a four ring gas hob with extractor fan over, integrated electric oven and fridge/freezer, space for a dishwasher. Wall mounted Ideal gas boiler housed in a concealed cupboard, laminate flooring, radiator, UPVC side entrance door, and double glazed window to the side elevation.

INNER HALLWAY

Laminate flooring, storage cupboard, and access to the loft space.

BATHROOM

2.20m x 1.75m (7'2" x 5'8")

Fitted suite comprising bath with shower over and side screen, pedestal wash hand basin, and a low flush WC. Chrome ladder style towel radiator, extractor fan, fully tiled walls and floor, and double glazed window to the side elevation.

BEDROOM ONE

3.52m x 2.89m excluding door recess (11'6" x 9'5" excluding door recess)

Double glazed window to the rear elevation, laminate flooring and radiator.

BEDROOM TWO

2.49m x 3.34m (8'2" x 10'11")

Double glazed window to the side elevation, laminate flooring and radiator.

BEDROOM THREE

2.97m excluding door recess x 2.80m (9'8" excluding door recess x 9'2")

Double glazed window to the rear elevation, laminate flooring and radiator.

GARAGE

2.62m x 2.62m (8'7" x 8'7")

Detached garage with up and over door, personal side door, power and light.

OUTSIDE

The fully enclosed, west-facing rear garden offers a private and sun-filled retreat, laid to lawn and featuring a spacious patio seating area—perfect for outdoor dining or relaxing. Added conveniences include an outside tap and electrical sockets.

ADDITIONAL INFORMATION**SERVICES**

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

APPLIANCES

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

COUNCIL TAX

East Riding of Yorkshire Council - Council Tax Band D,

