



2 Windmill Meadows, Wilberfoss, York, YO41 5RQ

- Well presented 2 bedroom bungalow
- Sought after village with local amenities
- Living/dining room
- Well appointed kitchen
- Utility room
- Two double bedrooms
- Modern bathroom
- Enclosed rear garden
- Off street parking
- EPC = C

Guide Price £230,000

A very well-presented two-bedroom semi-detached bungalow, located in the highly regarded and well-served village of Wilberfoss, which offers a range of local amenities alongside excellent transport links, particularly into the historic city of York and surrounding areas.

As you enter the property you are greeted by a welcoming entrance hall, providing useful storage for coats and shoes and setting the tone for the well-maintained accommodation throughout. Immediately to the right is a separate utility room, a valuable addition that offers further storage and practical space for laundry and household appliances.

Continuing through the bungalow, you are led into a spacious and light-filled living/dining room, which provides ample room for both comfortable seating and a dining table, making it an ideal space for everyday living as well as entertaining guests.

The kitchen is well arranged and enjoys direct access out into the enclosed rear garden as well as the driveway, offering excellent practicality and ease of access. The kitchen provides a pleasant outlook over the garden and plenty of storage and worktop space.

There are two generous double bedrooms, both well presented and versatile in use, whether as bedrooms or a home office. The internal accommodation is completed by a well-appointed bathroom, finished to a good standard.

Externally, the property benefits from off-street parking and a good-sized, enclosed rear garden, offering a private and secure outdoor space, ideal for relaxing and entertaining.

Overall, this property presents an excellent opportunity for downsizers, first-time buyers or those seeking single-storey living, in a popular village location with strong transport connections and a high level of presentation throughout.

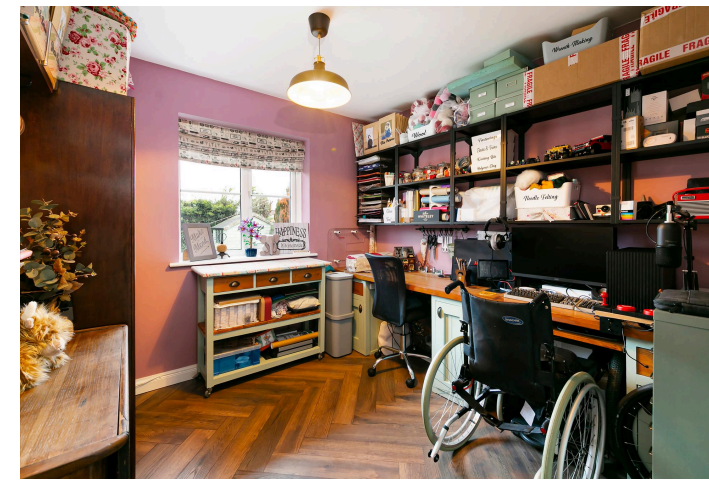




WELL PRESENTED 2 BEDROOM BUNGALOW IN A SOUGHT AFTER VILLAGE LOCATION



R M English Ltd, 2 Railway Street, Pocklington, YO42 2QZ Tel: [01759 303202](tel:01759303202) 



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			
		72	87

England, Scotland & Wales EU Directive 2002/91/EC

Environmental Impact (CO ₂) Ra		0	0
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			
		0	0

England, Scotland & Wales EU Directive 2002/91/EC

Viewing strictly by appointment

Tenure Freehold

Council Tax Band C

Local Authority East Riding of Yorkshire Council

Services All mains services



Address: 2 Windmill Meadows, Wilberfoss, York, YO41 5RQ
Reference: 2570



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Approx. Gross Internal Floor Area 635 sq. ft / 58.97 sq. m

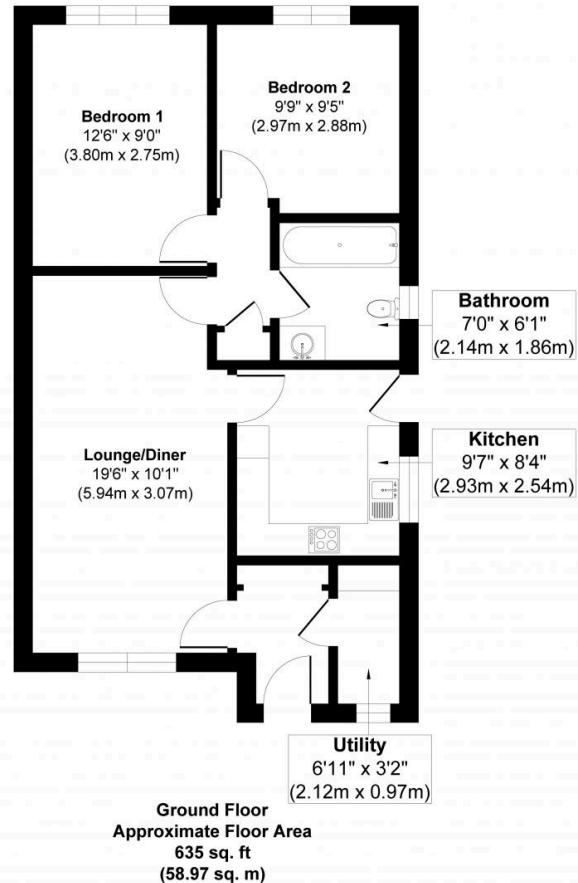


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