



Moorfield Way, Wilberfoss, York, YO41 5PL

- No Onward Chain • Kitchen with a range of fitted appliances & storage • Living room with a feature fire at its centre • Two double bedrooms, one with built in wardrobes • Family bathroom • Separate w/c • Enclosed rear garden with a substantial timber shed • Off street parking on the drive to the side • Leasehold solar panels • EPC = B

Asking Price £220,000

Wilberfoss is a popular and well-served village offering a strong sense of community and a range of everyday amenities, including a local shop and post office, primary school, public house, village hall and a regular bus service. Surrounded by attractive countryside, the village is ideal for those seeking a quieter pace of life without sacrificing convenience. The village is particularly well placed for commuting, lying just a short drive from the historic city of York, with its wide range of shops, restaurants, cultural attractions and mainline rail station. The nearby market town of Pocklington also provides further shopping and leisure facilities, making Wilberfoss an excellent location for both work and recreation.

This well-proportioned two-bedroom semi-detached bungalow is pleasantly situated on the popular Moorfield Way, offering comfortable single storey living with well-defined accommodation throughout.

A welcoming entrance hall gives access to a w/c on the left while the living room can be found on the right. The spacious living room is a real highlight and benefits from a large front-facing window that fills the room with natural light. The room offers ample space for both seating and dining furniture, with a feature fireplace providing a central focal point.

The kitchen is fitted with a range of light wood units, coordinated work surfaces and tiled splashbacks. Integrated cooking appliances are complemented by space for additional white goods, while a window and rear door provide natural light and direct access to the drive.

There are two bedrooms, including a generous main bedroom with fitted wardrobes and a good size second bedroom ideal for guests, family or home office use. A family bathroom comprising bath with shower over, low level w/c and a hand basin with storage completes the internal accommodation.

Externally, the bungalow benefits from a fully enclosed rear garden, providing a private and secure outdoor space ideal for relaxing or entertaining. A large timber shed sits within the garden and offers excellent potential for use as a home office, workshop or hobby space, subject to individual needs. There is off street parking on the drive to the side.

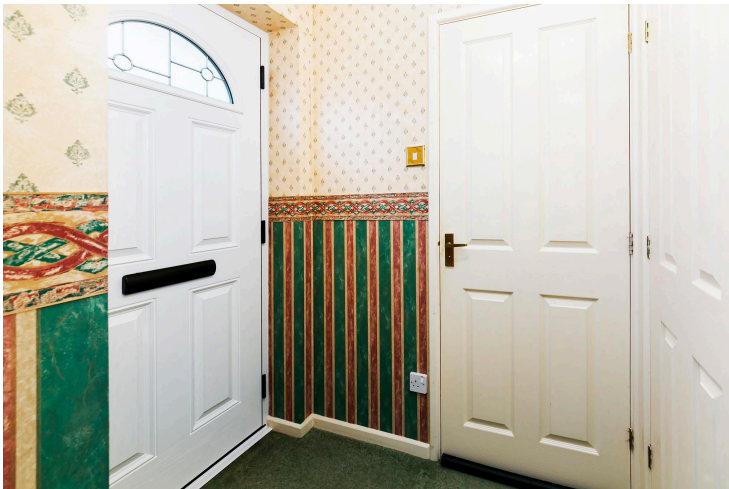




A LOVELY SEMI DETACHED BUNGALOW WITH HUGE POTENTIAL



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	EU Directive 2002/91/EC	

Address:
Reference: 2459

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	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. Leasehold solar panels



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Approx. Gross Internal Floor Area 697 sq. ft / 64.74 sq. m

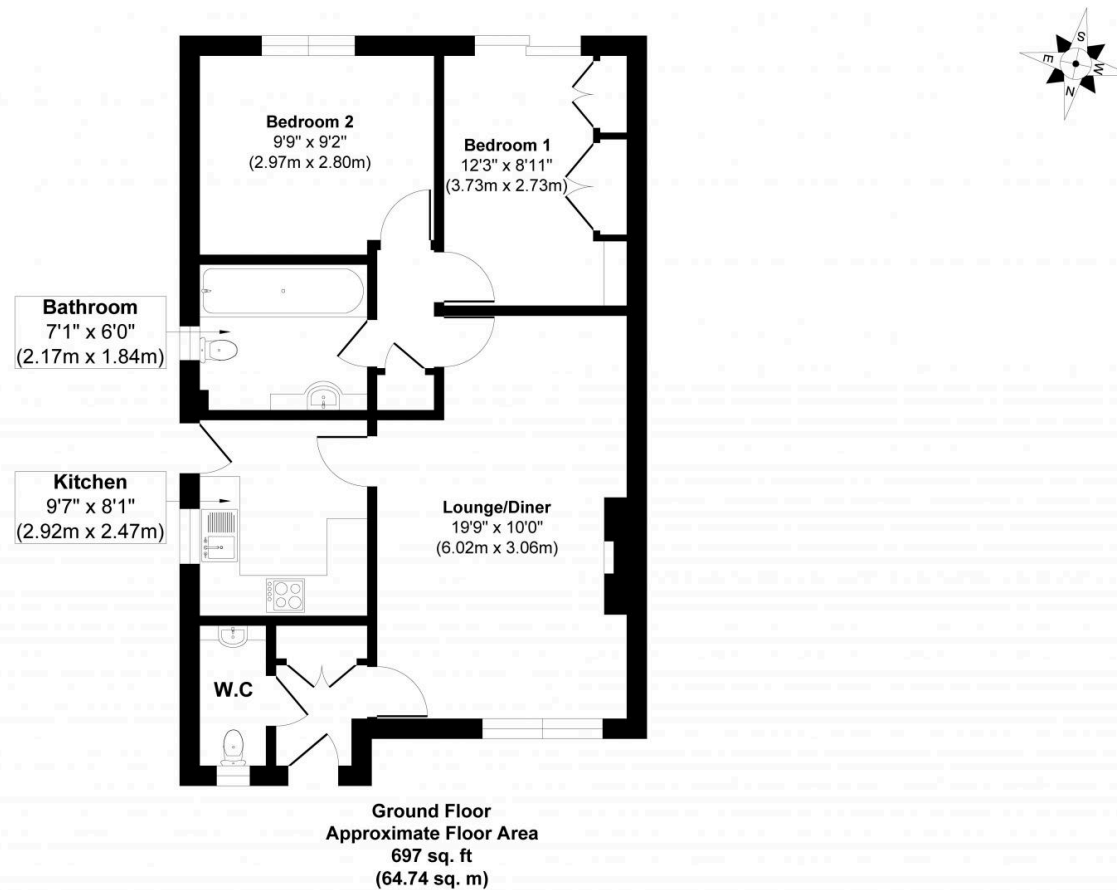


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