



Warren House, York Road, Wilberfoss, YO41 5NL

- No Onward Chain • A deceptively spacious family home with a mature garden • Open plan kitchen/diner and a separate utility room • Three reception rooms, 2 of which have fires • Garden and boot room • Three double bedrooms, one with a walk in wardrobe • Family bathroom • An abundance of off street parking • Brick built workshop • EPC = D

Guide Price £595,000

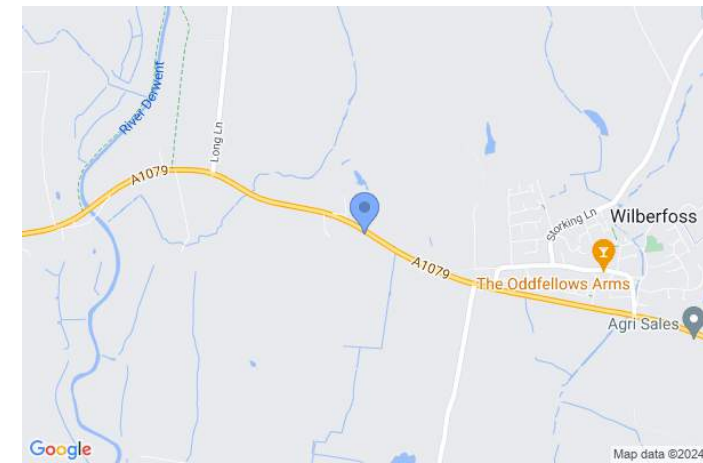
If you are looking for a change of lifestyle, enjoy your privacy but want quick access to York and the main road networks, then look no further as Warren House provides just that. The property is set back from the main road behind a belt of mature trees and shrubs. The property is deceptively spacious and benefits from a good sized garden which incorporates a pond. The property is being advertised with photos that were taken in April 2023 and is offered to the market with No Onward Chain.

On entering the property you will see stairs leading the first floor and a hallway to the side which leads to a cloakroom with a w/c and hand basin. On the left you will find the open plan kitchen/diner which has been fitted with an attractive granite worktop which incorporates a double Belfast sink and a Rangemaster cooker with a five ring gas hob over. There is a dishwasher, American style fridge/freezer and a log burner at the far end, perfect for the colder winter months. An substantial island with booth seating and a wine fridge below, provides a lovely place for entertaining guests or informal family dining. There is a separate utility room with built in storage, a worktop that incorporates a sink with drainer, space for a washing machine and a dryer. A single door provides access to the rear garden.

At the rear of the property is a large garden room which could be used for formal dining or as a large play room. A door from this room again opens to the garden. To the other side of the property you will find the first of the two reception rooms. This has been fitted with a modern gas fire that has a timber mantle over, whilst a sliding door at the rear opens into a playroom/garden room. Moving through into the main living room you will see a log burner on stone hearth at the rear of the room and a set of doors to the side which open to the garden. A boot room to the front of the house has been fitted out with a number of storage cupboards and completes the ground floor.

To the first floor there are three good sized double bedrooms, one of which has a walk in wardrobe. There is a family bathroom comprising walk in double shower, bath, low level w/c and a hand basin with storage below.

Externally the rear garden is a good size and is mainly laid to lawn with a range of mature shrubs and trees. There is a pond at the rear which attracts an abundance of wildlife, so if you enjoy nature, then you will not be disappointed. A brick built shed to one side provides the perfect place to set up a workshop or for use as external storage. There is an abundance off street parking.





A LOVELY FAMILY HOME 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			
		61	80

England, Scotland & Wales

EU Directive 2002/91/EC

Environmental Impact (CO ₂) Ra		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100)	A	0	0
(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 F

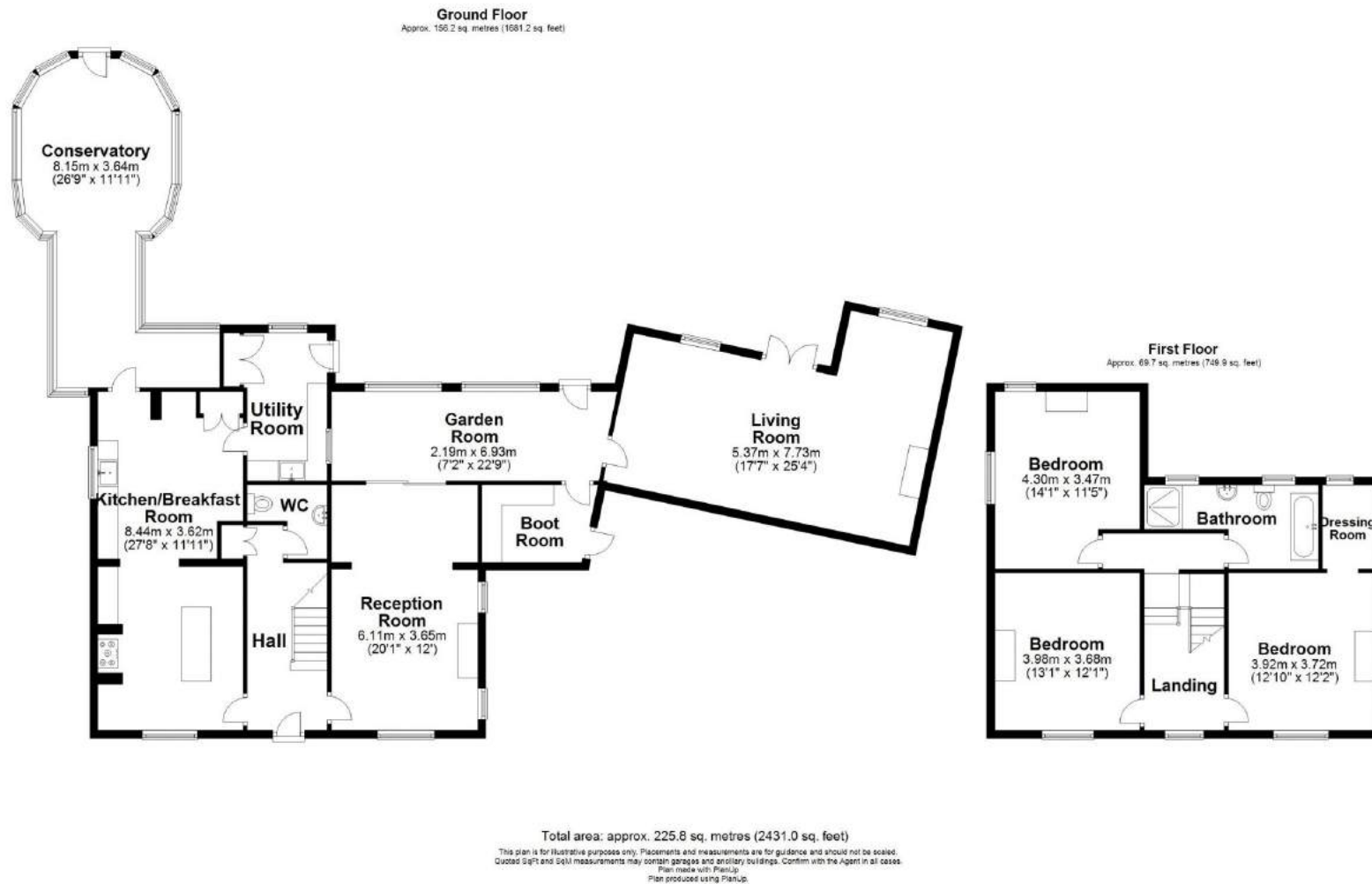
Local Authority East Riding of Yorkshire Council

Services Mains water, gas & electric. Septic tank



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