



**Moorfield Way, Wilberfoss, York, YO41 5PL**

• No Onward Chain • A beautifully presented detached bungalow • Large living room with a gas fire at its centre • Modern kitchen with a door that opens to the drive • Two double bedrooms & a single, one of which could be used as a dining room • Contemporary family shower room • Garden room to the rear • A fully enclosed, private rear garden with mature shrubs and flowers • Detached single garage. Driveway with parking for multiple cars • EPC = C

## Guide Price £300,000

Located in the attractive village of Wilberfoss, only a short drive from the City of York and the market town of Pocklington, you will find this attractive three bedroom detached bungalow. The current vendors have not only looked after this property over the years but have carried out a number of improvements including the installation of a contemporary family shower room. This property is ideally suited to anyone that is looking for an easy transition into a new home without the need to carry out any work. The property is offered to the market with No Onward Chain.

The front door opens into a good sized entrance hall with a cloakroom to the right that benefits from a low level w/c and hand basin. There is a door to the left which opens into a good sized living room with a gas fire at its centre. There are three windows to the front which allow natural light to flood the room. The kitchen has two worktops, one incorporates a stainless steel sink with drainer, the other has a four ring gas hob. There is a belling single oven and space for multiple white goods. Various cupboards have been installed for storage and a single door provides access to the driveway at the side. There are a number of white goods available for separate negotiation including an undercounter fridge, freezer and washing machine.

There are two double bedrooms and a good sized single, one of which could be used as a formal dining room or home office if required. There is a contemporary family shower room comprising walk in double shower, hand basin with storage below, low level w/c and chrome heated towel rail. There is a garden room at the rear of the property that provides the perfect place to sit and enjoy the sun in the summer months. There are blinds to the ceiling that can be used to control the temperature in this room. Double doors open from this room to the garden.

Externally there is a block paved seating area adjacent to the garden room. Beyond this you will find a flower bed which has been planted with a range of mature shrubs and colourful spring flowers. There is a timber garden shed in one corner, perfect for the storage of gardening paraphernalia. There is access to all sides of the bungalow which allows for easy maintenance. A driveway provides parking for a number of cars, whilst a single detached garage can be used for covered parking or storage.

Local amenities include a shop/post office, butcher, village pub, community centre, sports venue with tennis courts, football pitch and a Pavilion Centre providing bar meals, all of which are in walking distance.

### Location

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**A BEAUTIFULLY PRESENTED DETACHED BUNGALOW WITH NO ONWARD CHAIN**



**R M English Ltd, 13 Walmgate, York, YO1 9TX Tel: 01904 697900**



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
		69	86
England, Scotland & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Ra		0	0
		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England, Scotland & Wales		EU Directive 2002/91/EC	

Viewing strictly by appointment

Tenure Freehold

Council Tax Band D

Local Authority East Riding of Yorkshire Council

Services All mains services



Address:  
Reference: 1518

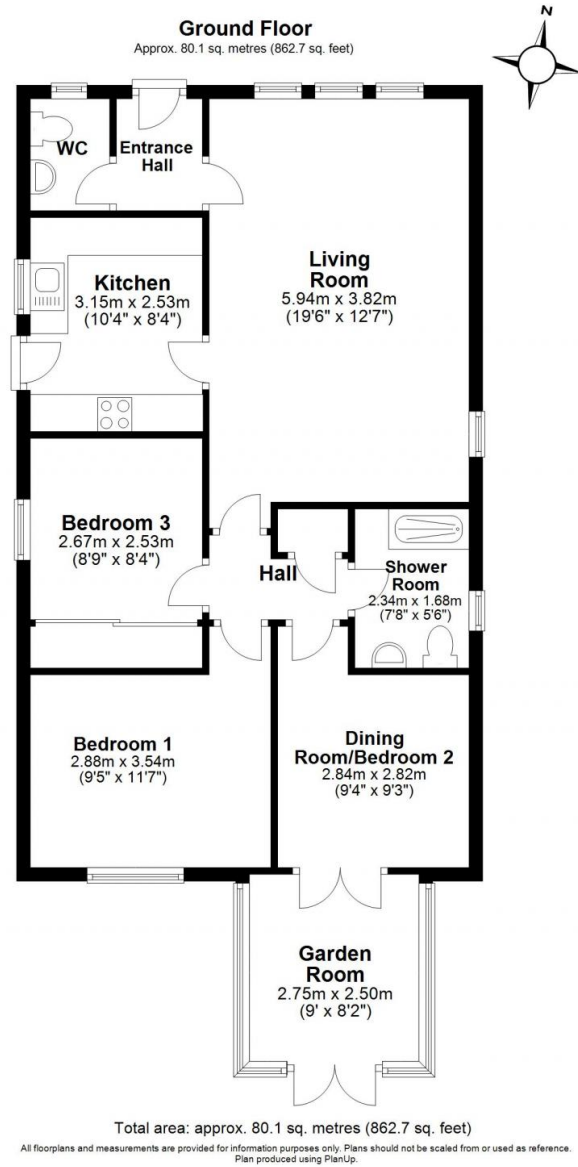


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