



**Park Lane, Wilberfoss, York, North Yorkshire, YO41 5PW**

- A beautifully presented and stylish bungalow
- Kitchen with a range of fitted appliances and storage
- A good size living room with a gas fire at its centre
- Two double bedrooms, one with built in wardrobes, the other with a door that opens to the rear garden
- Wet room with shower, w/c and hand basin
- Fully enclosed rear garden
- Large single garage with up and over door
- Separate home office to the rear of the garage
- Desirable village location
- EPC = C

## Guide Price £230,000

If you are looking to downsize and like the idea of single storey living, then look no further as this lovely two bedroom bungalow could be the perfect property for you. The village of Wilberfoss benefits from its own amenities but if you like exploring then the City of York and the market town of Pocklington are very close by. If driving is an issue then there is a regular bus service to both locations. It is not very often that properties of this quality come to the market so an early viewing is highly recommended to avoid disappointment.

On entering the property you find yourself in a modern and stylish kitchen. The kitchen has been fitted with a U shaped worktop that incorporates a stainless steel sink with drainer and a four ring CDA gas hob. There is an oven below the hob and an extractor above. There are a number of additional appliances including a washing machine, dishwasher and an undercounter fridge. There are various storage units and space for a breakfast table and chairs.

Moving through into the living room you will see a lovely cast iron gas fire, a great addition for the colder winter months. There is a large window to the front of the room that provides views over the front garden and allows natural light to enter. There are two double bedrooms at the rear of the property, one benefits from a full wall of fitted wardrobes whilst the other has a single uPVC door that opens to the rear garden. If two bedrooms are not required then the second bedroom could be used as a dining room. A wet room with a power shower, low level w/c and hand basin completes the internal accommodation.

Externally the rear garden is mainly laid to lawn with the addition of a patio seating area. The garden is fully enclosed, perfect if you have young children or pets. There is a good sized garage with an up and over door. At the rear of the garage there is a separate home office which can be accessed through the garage or via a set double doors in the garden. There is parking on the driveway and gravelled area to the front for at least three cars.

### Location

The village of Wilberfoss lies just off the A1079 York – Hull road approx. 5 miles west of the market town of Pocklington and approx. 7 miles east of the City of York. The M62 at Howden is approx. 15 miles to the south. The village has a well regarded primary school, nursery school, post office and general store, butchers, community centre, church, local sports centre and public house. Wilberfoss is also situated on a regular bus route between Hull, York and Leeds.





**A BEAUTIFULLY PRESENTED BUNGALOW IN A POPULAR LOCATION**



**R M English Ltd, 18 Castlegate, York, YO1 9RP Tel: 01904 697900**



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		86
(69-80)	<b>C</b>		70
(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			
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 B

Local Authority East Riding of Yorkshire Council

Services All mains services



Address: Park Lane, Wilberfoss, York, North Yorkshire, YO41 5PW  
Reference: 1094



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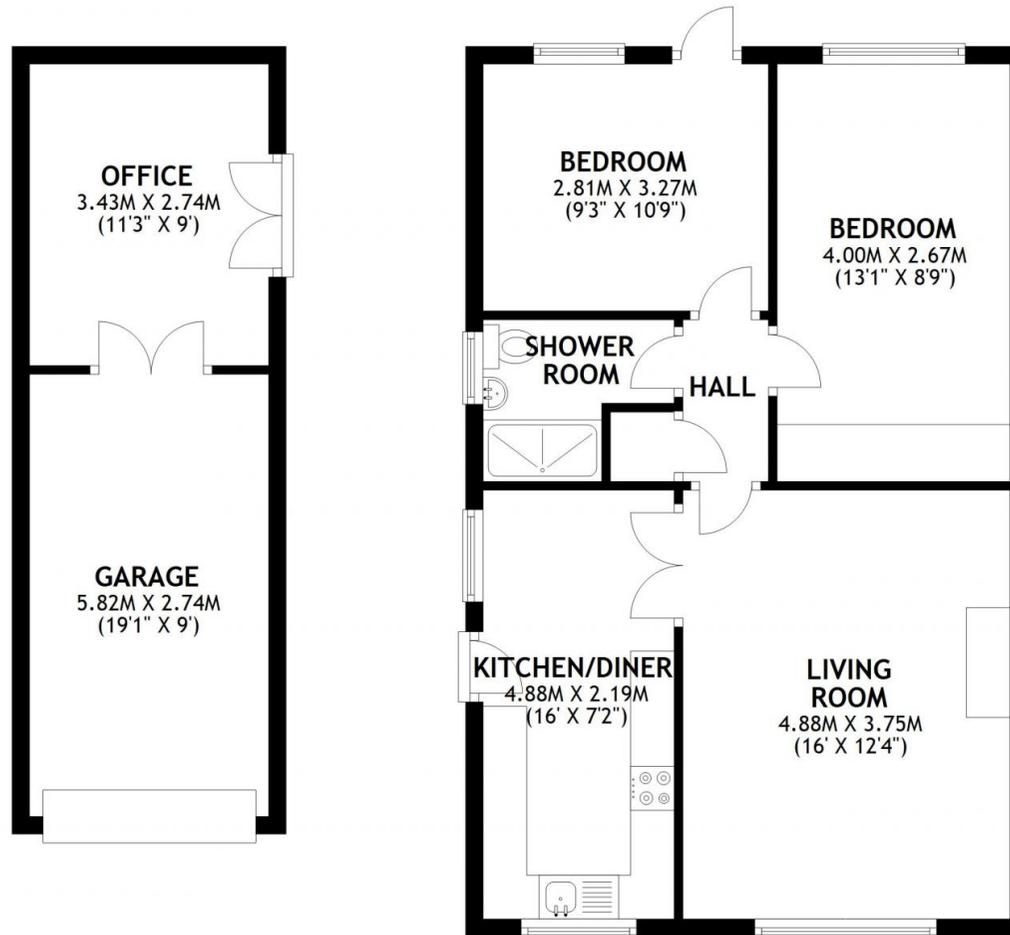


Offices in York, Pocklington and Market Weighton

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## GROUND FLOOR

APPROX. 82.4 SQ. METRES (886.9 SQ. FEET)



**TOTAL AREA: APPROX. 82.4 SQ. METRES (886.9 SQ. FEET)**

All floorplans and measurements are provided for information purposes only. Plans should not be scaled from or used as reference.  
Plan produced using PlanUp.

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