



• Detached bungalow • Entrance hall with storage & WC • Lounge with dining area • Conservatory • Kitchen • Three bedrooms • Shower room • Detached single garage • Corner plot • Gas central heating & uPVC double glazing EPC = D

Guide Price £275,000

Situated on a spacious corner plot, in a sought after village location, this detached bungalow offers an opportunity to make some improvements and put their own stamp on it.

Upon entering the front door you step into the entrance hall with a handy storage cupboard and door into the cloakroom with WC and hand basin in vanity unit.

The kitchen is well appointed with a range of floor and wall storage cupboards, worksurfaces with matching splashbacks, there is under counter space for white goods, plumbed for washing machine, sink unit and integral electric Hoover oven with four ring gas hob and Electrolux extractor hood over.

Moving through the entrance hall to the spacious lounge with electric coal effect fire in surround and dining area, this is a good-sized room offering space to have a seating area towards the front and space for a large dining table to the rear. Beyond is the conservatory with tiled floor and doors to the rear garden.

There are three bedrooms, two of which have fitted storage and one of the bedrooms at the rear has a door leading to the rear garden.

A fully tiled shower room offers shower enclosure, pedestal hand basin, WC, chrome towel warmer and shaver socket.

Outside there is a detached single garage with up and over door. A gate leads from the garage into the enclosed very private rear garden, a timber storage shed and timber summer house and a lean-to style greenhouse. The garden is laid to lawn with a patio leading from the conservatory.

To appreciate the space, scope and potential this bungalow has to offer we recommend an early viewing.





Detached bungalow on spacious corner plot with private rear garden



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)	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			
		63	79

EU Directive 2002/91/EC

Environmental Impact (CO ₂) Ra		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			
		0	0

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: Moorfield Way, Wilberfoss, York, North Yorkshire, YO41 5PL
Reference: 1662



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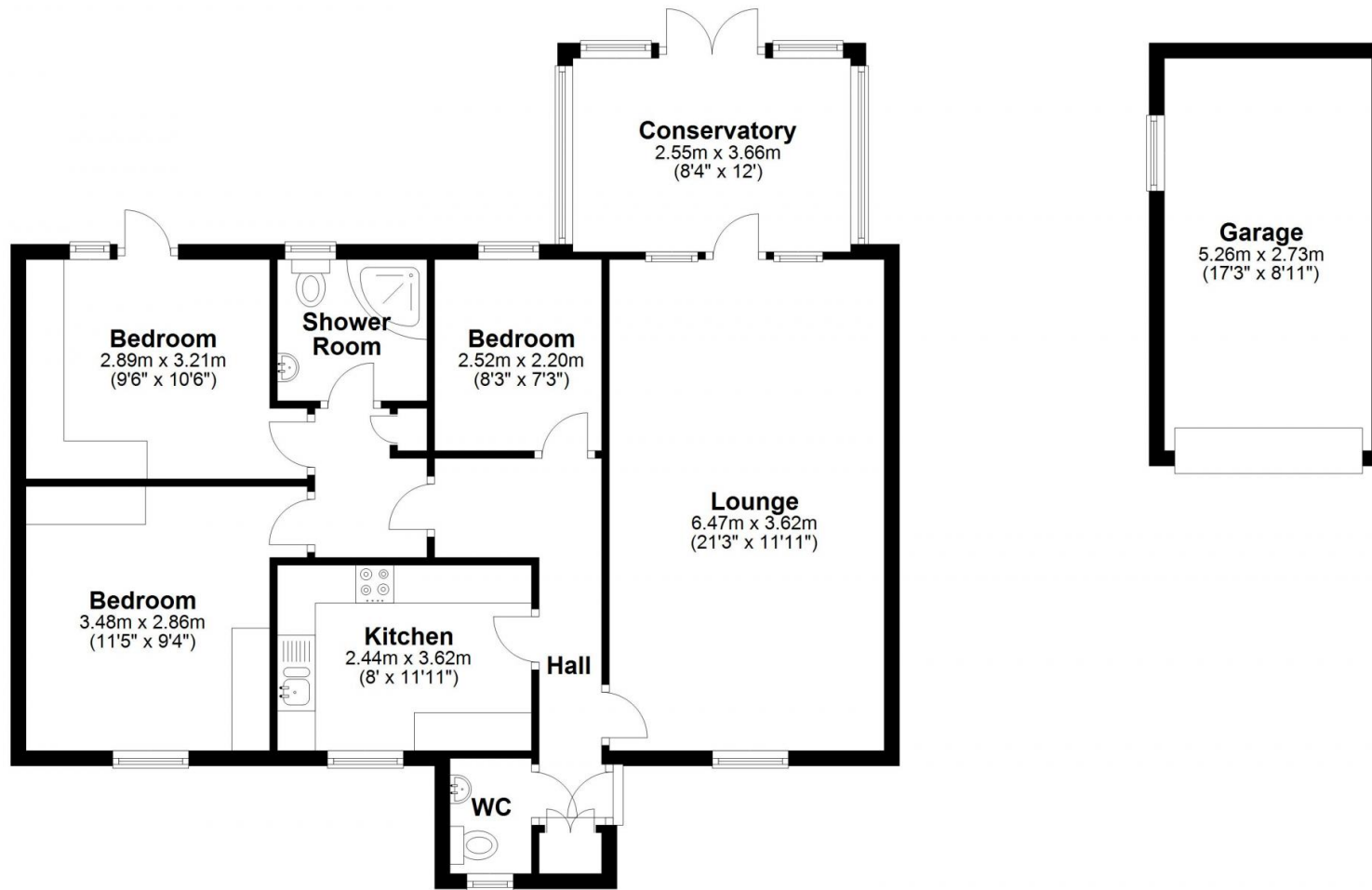


Offices in York, Pocklington and Market Weighton

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Ground Floor

Approx. 101.1 sq. metres (1087.9 sq. feet)



Total area: approx. 101.1 sq. metres (1087.9 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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