



THE LOCATION

Wilberfoss is ideally placed between York & Pocklington making it ideal for the discerning commuter, with regular bus service, good road links via the A64 & M62 and convenient for both York & Howden mainline railway station. The popular East Yorkshire village has a wide range of amenities on offer, including Local Store with Post Office, Butchers, Hairdressers, Playing Fields, Village Public House, Community Centre with Regular Events and Primary School, Pre-School and nursery.

THE PROPERTY

A rather appealing detached family house with a fabulous open plan dining kitchen with a recently fitted kitchen. The well proportioned accommodation comprises entrance hall, cloakroom/wc sitting room with log burner, dining kitchen, part of the garage has been converted into a utility, the first floor offers four bedrooms and well appointed bathroom.

Externally is a good sized rear garden and off road parking.

Situated in a pleasant cul-de-sac location in this highly regarded village of Wilberfoss.



DIRECTIONS

On entering the village from Pocklington via the A1079, take the first right onto Main Street, follow the road through the village past the shop then take a left onto The Paddock and number 6 is situated on the right hand side.

THE ACCOMMODATION COMPRISES:

ENTRANCE HALL 6'6" x 16'10" (1.98m x 5.14m)

Tiled flooring, under stairs cupboard, radiator and stairs to first floor accommodation

CLOAKS/WC 5'2" x 2'9" (1.57m x 0.85m)

Fitted suite comprising Wash hand basin, low level WC, tiled flooring, chrome radiator and opaque single glazed window to the side elevation

LOUNGE 16'8" x 10'11" (5.07m x 3.32m)

Single glazed bay window to the front, log burner, radiator, coving, two wall light points and tiled flooring. Double doors to:

DINING KITCHEN 9'10" X 27'4" (3.00m X 8.32m)

Well appointed "Magnet" fitted kitchen a range of shaker style wall and floor units, working surfaces, breakfast bar, "Franke" stainless steel sink unit with mixer tap, integrated dishwasher, plumbing for american fridge freezer, five ring gas hob with extractor hood over, double electric oven, side external door, double doors to the rear giving access to the garden, radiator, coving and recessed lighting. Door to;

UTILITY 9'1" x 9'0" (2.78m x 2.75m)

Originally part of the garage. Plumbing for automatic washing machine, Wall mounted "Worcester" gas boiler. Door to:

PART OF THE GARAGE 9'1" x 9'3" (2.78m x 2.83m)

Having up and over door and power and light is connected.

LANDING

Double glazed window to the side ,laminate flooring, access to loft with ladder and light, /

BEDROOM ONE 11'3" x 15'2" (3.44m x 4.62m)

Solid wood flooring, radiator, double glazed window to the front elevation and coving to ceiling

BEDROOM TWO 11'7" x 9'8" excluding door area (3.54m x 2.95m excluding door area)

Double glazed window to the rear elevation, radiator, solid wood flooring and fitted wardrobes,

BEDROOM THREE 8'11" x 12'0" (2.73m x 3.67m)

Double glazed window to the rear elevation, solid wood flooring, coving to ceiling and radiator.

BEDROOM FOUR 6'4" x 9'6" (1.92m x 2.90m)

Double glazed window to the front elevation, radiator, solid wood flooring and radiator.

FAMILY BATHROOM 7'11" x 7'3" (2.42m x 2.21m)

Well appointed bathroom suite comprising Vanity wash hand basin, low flush WC, bidet, bath with side screen and shower over, chrome radiator, tiled walls and floor and opaque double glazed window to the rear elevation

OUTSIDE

To the front of the property is a lawned garden and parking to the front. Side personal gate leading to good sized enclosed garden which is all fenced, turf will be laid down soon. There are two separate concrete bases. Works have been carried out to the drainage of the garden by adding four french drains in the garden.

ADDITIONAL INFORMATION

SERVICES

Mains, gas, electric, water and drainage. Telephone connection subject to renewal by British Telecom.

APPLIANCES

None of the gas or electrical appliances have been tested by the agents.

LOCAL AUTHORITY

TENURE

Freehold

VIEWING

By appointment with the agent.

OPENING HOURS

9 am to 5:30 pm Monday to Friday & 9 am - 4 pm Saturday

PROPERTY VALUATION/SURVEY

Should you be purchasing a property through another agent, we offer a full range of survey reports comprising Homebuyer's Reports and reports on structural defects, all offered at competitive prices with money saving initiatives. For further impartial advice ring 01759 304625 or email surveys@clubleys.com

FREE VALUATIONS FOR SALE

If you are considering selling or letting your property, we offer a free, no obligation valuation service and would be pleased to discuss your individual requirements with you. Please ring 01759 304040 for further information or to arrange for one of our valuers to call.

MORTGAGES

We are keen to stress the importance of seeking professional mortgage advice and would recommend that an appointment be made to see Steve Marsdin, Mortgage and Protection Adviser, by phoning him on 01430-871112, or by contacting any member of staff.

A broker fee of £199 will be charged on application.

Your home may be repossessed if you do not keep up repayments on your mortgage.

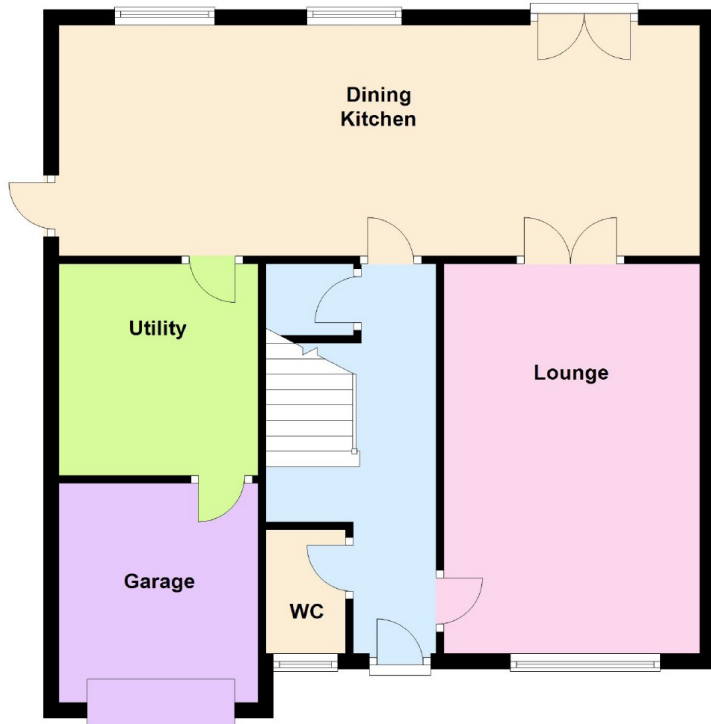
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Floor Plan

This plan is for illustrative purposes only

Ground Floor



First Floor



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