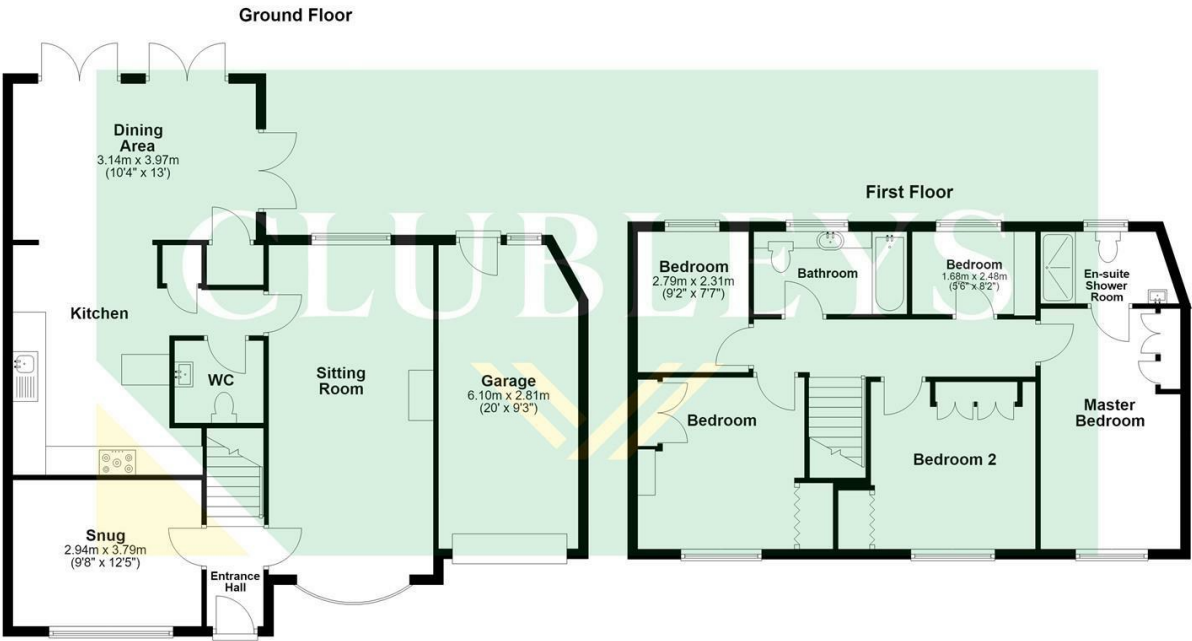




29, Willow Park Road,
Wilberfoss, YO41 5PS
£450,000



AGENTS NOTES
For clarification, we wish to inform prospective purchasers that we have not carried out a detailed Survey, nor tested the services, appliances and specific fittings for this property.

VIEWING
By appointment with the Agent.

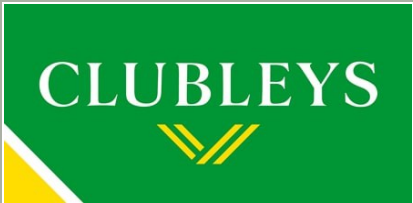
OPENING HOURS
9 am to 5.30 pm Monday to Friday and 9 am to 3 pm Saturday

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 01430 874000 for further information or to arrange for one of our Valuers to call.

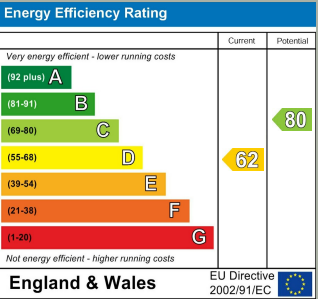
MATERIAL INFORMATION
For broadband coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/broadband-coverage>. For mobile coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/mobile-coverage>. We may receive a commission, payment, fee, or other reward or other benefit (known as a Referral Fee) from ancillary service providers for recommending their service to you. Details can be found on our website.

MORTGAGES
We are keen to stress the importance of seeking professional Mortgage advice and would recommend that an appointment be made to see Faye Rowland (Holmefield Financial Solutions), Mortgage and Protection Advisor by phoning her on 07540 536891 or e-mail Faye@holmefieldsolutions.co.uk 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. Holmefield Financial Solutions is an appointed representative of First Complete Ltd., which is authorised and regulated by the Financial Conduct Authority.

Please note that this floor plan is not to scale and is only intended as a guide to layout. All measurements provided are approximate and for guidance purposes only. If there is any point which is of a particular importance to you, please contact the office and we will be pleased to check the information, particularly if you contemplate travelling some distance to view the property.



52 Market Place, Pocklington, York, YO42 2AH
01759 304040
pocklington@clubleys.com
www.clubleys.com



Clubleys give notice that these particulars whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers or tenants should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Clubleys has the authority to make or give any representation or warranty in relation to the property.

Photograph disclaimer – In order to capture the features of a particular room we will mostly use wide angle lens photography. This will sometimes distort the image slightly and also has the potential to make a room look larger. Please, therefore, refer also to the room measurements detailed within this Brochure.

This beautifully extended family home is situated in the highly sought-after village of Wilberfoss, renowned for its excellent infant and junior school. The property offers spacious and versatile accommodation, including a flexible snug, playroom or home office to the front of the house, a generous lounge, and a well-appointed fitted kitchen that opens into the dining area, creating an ideal space for family living and entertaining. The dining area enjoys lovely views over the rear garden.

To the first floor are five well-proportioned bedrooms. The principal bedroom benefits from an en-suite shower room, while the remaining four bedrooms are served by a modern family bathroom.

Externally, the property provides off-street parking leading to the garage. The beautifully landscaped rear garden is a real highlight, featuring a variety of seating areas, composite decking, and a dedicated barbecue area, making it the perfect space to relax and entertain throughout the summer months.

WE URGE YOU TO VIEW.

This property is Freehold. East Riding of Yorkshire Council - Council Tax Band E.



www.clubleys.com



ENTRANCE HALL

Having a Upvc front entrance door and stairs to the first floor accommodation.

SNUG/PLAYROOM

3/97m x 2.94 (9'10"/318'2" x 9'7")

Double glazed window to front elevation and radiator.

SITTING ROOM

6.62m x 3.31m (21'8" x 10'10")

Having a double glazed bow window to front elevation, electric fire set in feature surround, ceiling coving, two wall light points and double glazed window to the rear elevation.

FITTED KITCHEN

3.99m x 2.62m (13'1" x 8'7")

Fitted with range of wall and floor units with work surfaces including breakfast bar, stainless steel sink unit, range style cooker, wine cooler, plumbing for washing machine, laminate flooring, designer radiator and storage cupboard.

DINING AREA

Laminate flooring, Velux window, radiator, two sets of French doors to rear and one set to the side and fitted cupboard.

DOWNSTAIRS WC

Comprising hand basin set in vanity unit, low flush WC and laminate flooring.

LANDING

Access to loft which is boarded.

MASTER BEDROOM

4.83m x 2.76m (15'10" x 9'0")

Double glazed window to front elevation, ceiling coving and fitted wardrobes.

EN-SUITE-SHOWER ROOM

Comprising shower cubicle, low flush WC, pedestal hand basin, fully tiled, chrome radiator and opaque double glazed window to rear elevation.

BEDROOM TWO

3.36m x 3.16m (11'0" x 10'4")

Fitted wardrobes, fitted cupboard, radiator, double glazed window to front and ceiling coving.

BEDROOM THREE

2.48m x 1.68m (8'1" x 5'6")

Double glazed window to rear, ceiling coving, fitted desk with cupboards.

BEDROOM FOUR

3.74m x 2.95m (12'3" x 9'8")

Fitted wardrobes, cupboard housing gas fired combi boiler, double glazed window to front elevation, ceiling coving and radiator.

BEDROOM FIVE

2.79m x 2.31m (9'1" x 7'6")

Double glazed window to rear elevation and radiator.

FAMILY BATHROOM

2.44m x 1.66m (8'0" x 5'5")

Fitted suite comprising panelled bath with shower over, vanity unit housing hand basin, low flush WC, chrome radiator, opaque double glazed window to rear elevation and, tiled walls.

INTEGRAL GARAGE

6.10m x 2.81m (20'0" x 9'2")

Having an up and over door, plumbing for washing machine, Upvc door to rear, window to rear.

OUTSIDE

Gravelled to front with parking.

GARDEN

The well maintained rear garden is fully enclosed with a decked area immediately beyond the house, the lawn is bordered by shrubs and flower beds with a pathway leading to a paved area with brick built BBQ area.

ADDITIONAL INFORMATION**SERVICES**

Mains Gas, Water, Electricity, and Drainage.
Telephone connection subject to renewal by British Telecom.

APPLIANCES

None of the above appliances have been tested by the Agent.

COUNCIL TAX