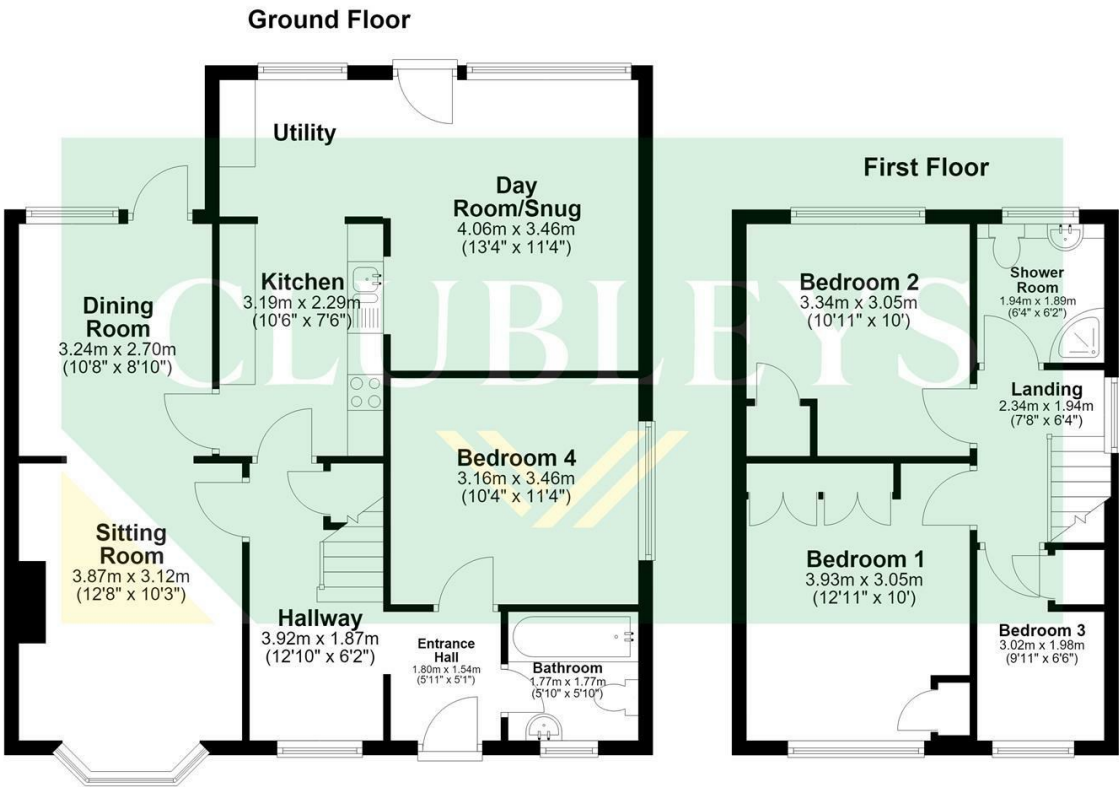


2, Moorfield Way,
Wilberfoss, YO41 5PL
£265,000



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.

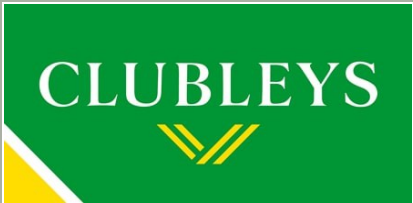
OPENING HOURS
9 am to 5.30 pm Monday to Friday and 9 am to 3 pm Saturday

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.

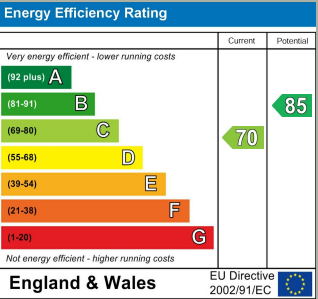
MATERIAL INFORMATION
For broadband coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/broadband-coverage>. For mobile coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/mobile-coverage>. 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.



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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.

Realistically priced for a quick sale, this extended and versatile family home occupies a generous corner plot, complemented by private gardens, garaging and ample off-road parking. The property would benefit from some cosmetic updating, offering an excellent opportunity for buyers to personalise a spacious home within this highly popular village location. An 'L' shaped entrance hall provides access to a flexible fourth bedroom/home office and a ground-floor bathroom. The living room adjoins a dining room which spans the full depth of the property and enjoys direct access to the garden. A particular feature is the large kitchen/family room – a noticeably light and bright space designed to form the sociable hub of the home. French doors provide views over and access to both the side and rear gardens. The kitchen is fitted with a range of units incorporating a double oven/grill with hob over, together with space for a fridge freezer, dishwasher and washing machine. Further features include tiled flooring and a wall-mounted gas boiler. The first floor provides two double bedrooms, an additional single bedroom and the house shower room. A double width driveway leading to the garage and enclosed garden to the rear and side.

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



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ENTRANCE HALL

1.54m x 1.80m (5'0" x 5'10")

Entered via a UPVC front entrance door, having a dado rail.

GROUND FLOOR BATHROOM

1.77m x 1.76m (5'9" x 5'9")

Fitted suite comprising bath, pedestal hand basin, low flush WC, fully tiled, extractor fan and a opaque double glazed window to the front elevation.

BEDROOM FOUR

3.46m x 3.16m (11'4" x 10'4")

Double glazed window to the side elevation, fitted desk, coving to the ceiling and a radiator.

INNER HALLWAY

1.88m x 3.91m (6'2" x 12'9")

Double glazed window to the front elevation, dado rail, radiator, stairs to the first floor accommodation and a under stairs cupboard.

SITTING ROOM

3.11m x 3.89m (10'2" x 12'9")

Bay double glazed window to the front elevation and a radiator.

Archway to;

DINING ROOM

2.69m x 3.24m (8'9" x 10'7")

Double glazed window to the rear elevation, UPVC door to the rear and a radiator.

FITTED KITCHEN

3.19m x 2.29m (10'5" x 7'6")

Range of floor and wall cupboards, working surfaces incorporating stainless steel sink unit with mixer tap, four ring gas hob with extractor hood above, integrated double oven, plumbing for a dishwasher and tiled flooring.

UTILITY

Worcester wall mounted gas boiler, plumbing for a washing machine, radiator and a double glazed window to the rear elevation.

DAY ROOM/SNUG

4.08m x 3.45m (13'4" x 11'3")

Double doors to the side elevation, UPVC door to the rear elevation, tiled flooring and a radiator.

LANDING

1.96m x 2.34m (6'5" x 7'8")

Access to the loft, dado rail and a double glazed window to the side elevation.

BEDROOM ONE

3.04m x 3.91m (9'11" x 12'9")

Fitted wardrobes and dressing table, coving to the ceiling, radiator and a double glazed window to the front elevation.

BEDROOM TWO

3.03m x 3.32m (9'11" x 10'10")

Double glazed window to the rear elevation, fitted cupboard and a radiator.

BEDROOM THREE

1.97m x 1.97m extending to 3.00m (6'5" x 6'5" extending to 9'10")

Double glazed window to the front elevation, fitted cupboard and a radiator.

SHOWER ROOM

1.88m x 1.96m (6'2" x 6'5")

Fitted suite comprising shower cubicle, vanity hand basin, low flush WC, chrome radiator, fully tiled and an opaque double glazed window to the rear elevation.

OUTSIDE

The property benefits from spacious garden areas. To the rear is a low maintenance garden featuring a patio seating area, ideal for outdoor dining and entertaining, along with artificial turf and an outside tap.

To the side of the property, the garden is mainly laid to lawn with established borders, providing additional outdoor space.

DETACHED GARAGE

Up and over garage door with access from the rear garden via a UPVC personal side door.

ADDITIONAL INFORMATION**APPLIANCES**

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

SERVICES

Mains Gas, Water, Electricity and Drainage.

COUNCIL TAX

East Riding of Yorkshire Council - Council Tax Band B.

