



LOCATION

Wilberfoss is ideally placed between York & Pocklington making it ideal for the discerning commuter. Regular bus service and good road links via the A64 A1M/M1 & M62 . 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.



**Brook House Farm, 11 Middle Street,
Wilberfoss YO41 5NR**
Offers in excess of £650,000

TRAVEL

0.10
Miles

A1079

6.3
Miles

A64

16.4
Miles

M62

APPROX

Distance by (Car)

9.8
Miles

York

29
Miles

Hull

33.1
miles

Leeds



Chartered Surveyors

Estate Agents

Lettings Agents &

Auctioneers

52 Market Place, Pocklington, York, YO42 2AH

01759 304040

pocklington@clubleys.com

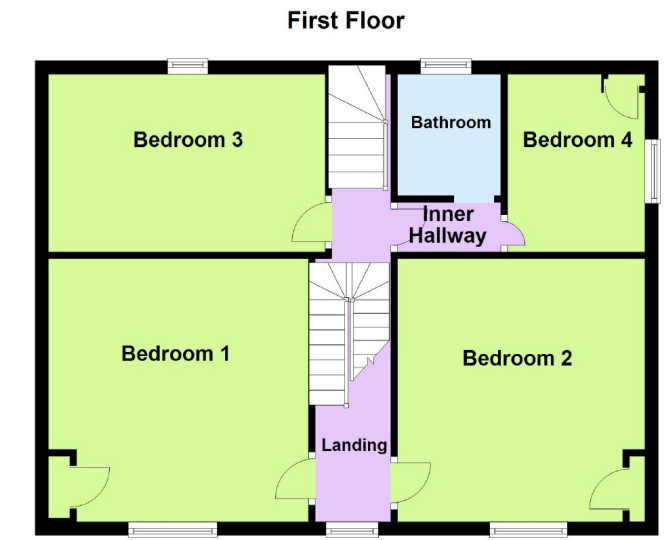
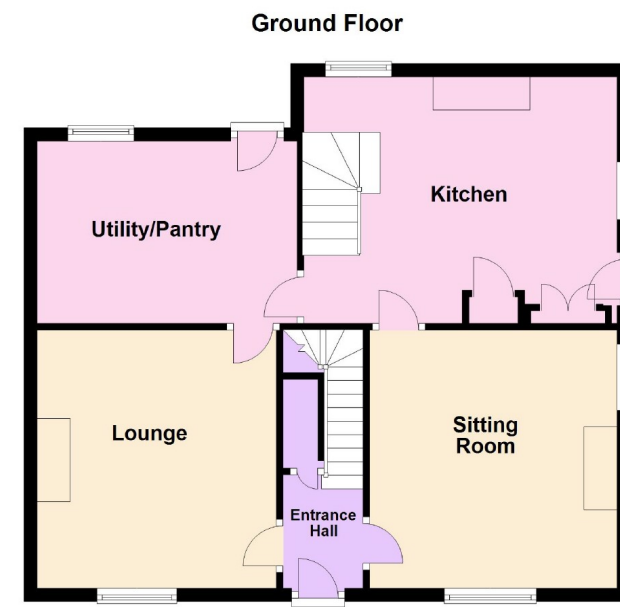
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Please note that this floor plan is not to scale and is only intended as a guide to layout. All measurements provided are approximate and for guidance purposes only. If there is any point which is of particular importance to you, please contact the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

A unique development opportunity to purchase a detached former farmhouse requiring full modernisation together with outbuildings. There is full planning permission for two detached dwellings with detached garages following demolition of redundant farm buildings. A full copy of the planing permission is available at the agents office, application number 20/01585/PLF.

We feel this is a rare opportunity for the discerning builder/developer looking to build two quality properties situated in an idyllic location.

ROOM MEASUREMENTS

Entrance Hall		Bathroom Four	2.67m x 1.47m max
Kitchen	4.75m x 3.67m	Bedroom	3.33m x 2.95m
Utility/Pantry	3.94m x 2.73m	Coal House	
Sitting Room	3.90m x 3.93m	Double Garage	
Lounge	3.87m x 3.93m	Two Stables	
Galleried Landing			
Bedroom One	3.95m x 3.90m		
Bedroom Two	3.96m x 3.98m		
Bedroom Three	3.96m x 2.97m		

AGENTS NOTE
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 &
9 am - 3 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, Building Surveys and reports on structural defects, all offered at competitive prices with money saving initiatives. For further impartial advice ring 01759 304625 or email mortvals@dial.pipex.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 01430 874000 for further information or to arrange for one of our valuers to call.

MORTGAGES
We are keen to stress the importance of seeking 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 Adviser, by phoning her on 07540 536892 email 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 Services Authority