



HUDSON
MOODY

34 The Paddock, Wilberfoss, York YO41 5LZ



A FAMILY SIZED detached home including LOVELY OPEN PLAN KITCHEN BREAKFAST ROOM; complimented further by LARGE SOUTHERLY FACING GARDENS and generous parking provision.

A storm porch leads into an entrance hall with oak flooring and gallery landing over. Cloakroom. There is a large living dining room room extending the full property depth with conservatory beyond. An impressive sized fitted kitchen breakfast room houses an extensive range of units including integrated cooker; which enjoys garden views plus side access. To the first floor are 4 bedrooms including master bedroom shower suite and house bathroom. Airing cupboard.

There is a useful garage store room and block paved driveway providing ample off road parking provision. A timber side gate and path link front and rear leading to a large lawned garden enclosed by predominantly fenced boundaries. Raised vegetable beds. Summerhouse.

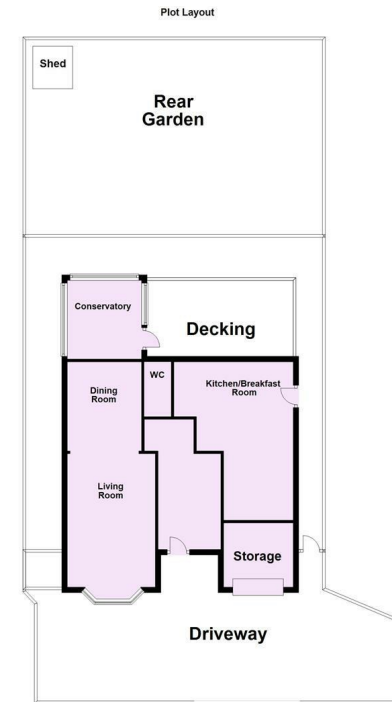
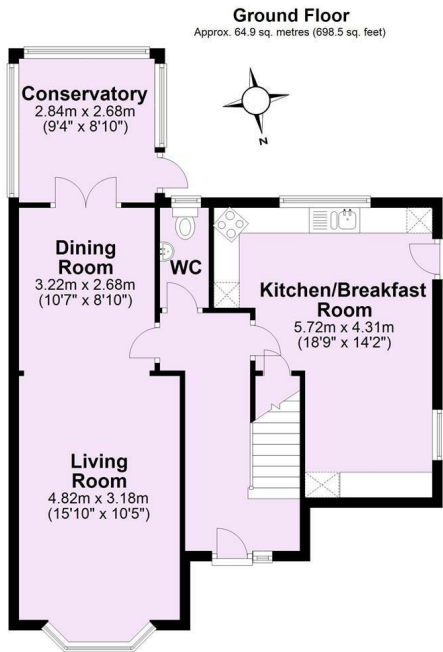
The village offers a wide range of facilities including a good range of shops, public house and village school together with regular bus services to both York and Pocklington.



- 4 Bedroom Detached House
- Impressive Kitchen Breakfast Room
- Galleried Landing. Ground Floor Cloaks
- Living Dining Room. Conservatory
- Master Bedroom Suite. House Bathroom
- Large Gardens
- Call Hudson Moody to View: 01904 489906
- No Onward Chain
- EPC: D

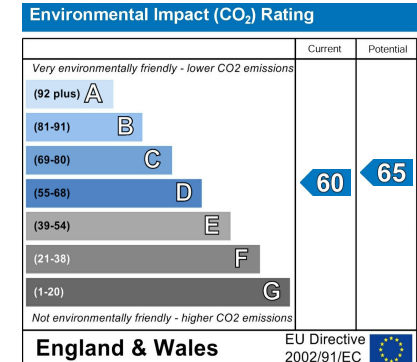
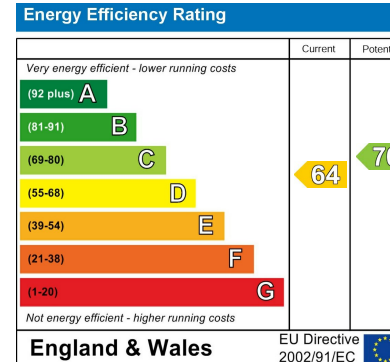
Offers In The Region Of
 Tenure: Freehold





For Illustrative Purposes Only - not to scale
Plan produced using PlanUp.

For Illustrative Purposes Only - not to scale
Plan produced using PlanUp.



**HUDSON
MOODY**

IMPORTANT NOTICE

1. These particulars have been prepared as accurately and as reliably as possible, but should not be relied upon as 'statement of fact'. If there is any point which is of particular importance to you, please contact the office and we would be pleased to check the information. Please do so particularly if contemplating travelling some distance to view the property.
2. We have not tested any services, appliances, equipment or facilities and nothing in these particulars should be deemed to be a statement that they are in good working order, or that the property is in good structural condition or otherwise.
3. Any areas, measurements, floor plans or distances referred to are given as a guide only and are not precise.
4. Purchasers must satisfy themselves by inspection or by otherwise regarding the items mentioned above and as to the correctness of each of the statements contained in these particulars.
5. No person in the employment of Hudson Moody has any authority to make or give any representation or warranty whatsoever in relation to this property or these particulars nor enter into any contract relating to the property on behalf of the vendor.

**16 York Street
Dunnington
YO19 5PN**

01904 489906