



## 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.



**16 The Paddock,  
Wilberfoss YO41 5LZ  
Price £300,000**

## TRAVEL

### APPROX

Distance by (Car)



Chartered Surveyors

Estate Agents

Lettings Agents &

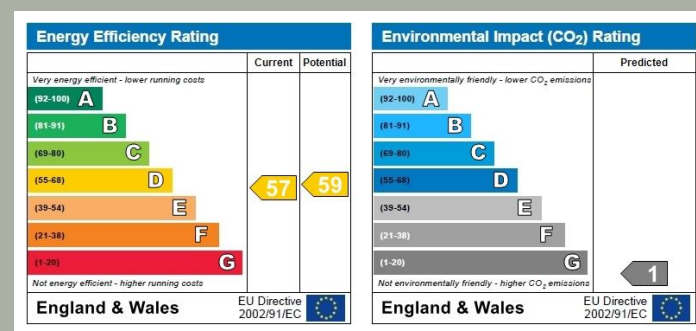
Auctioneers

52 Market Place, Pocklington, York, YO42 2AH

01759 304040

pocklington@clubleys.com

www.clubleys.com

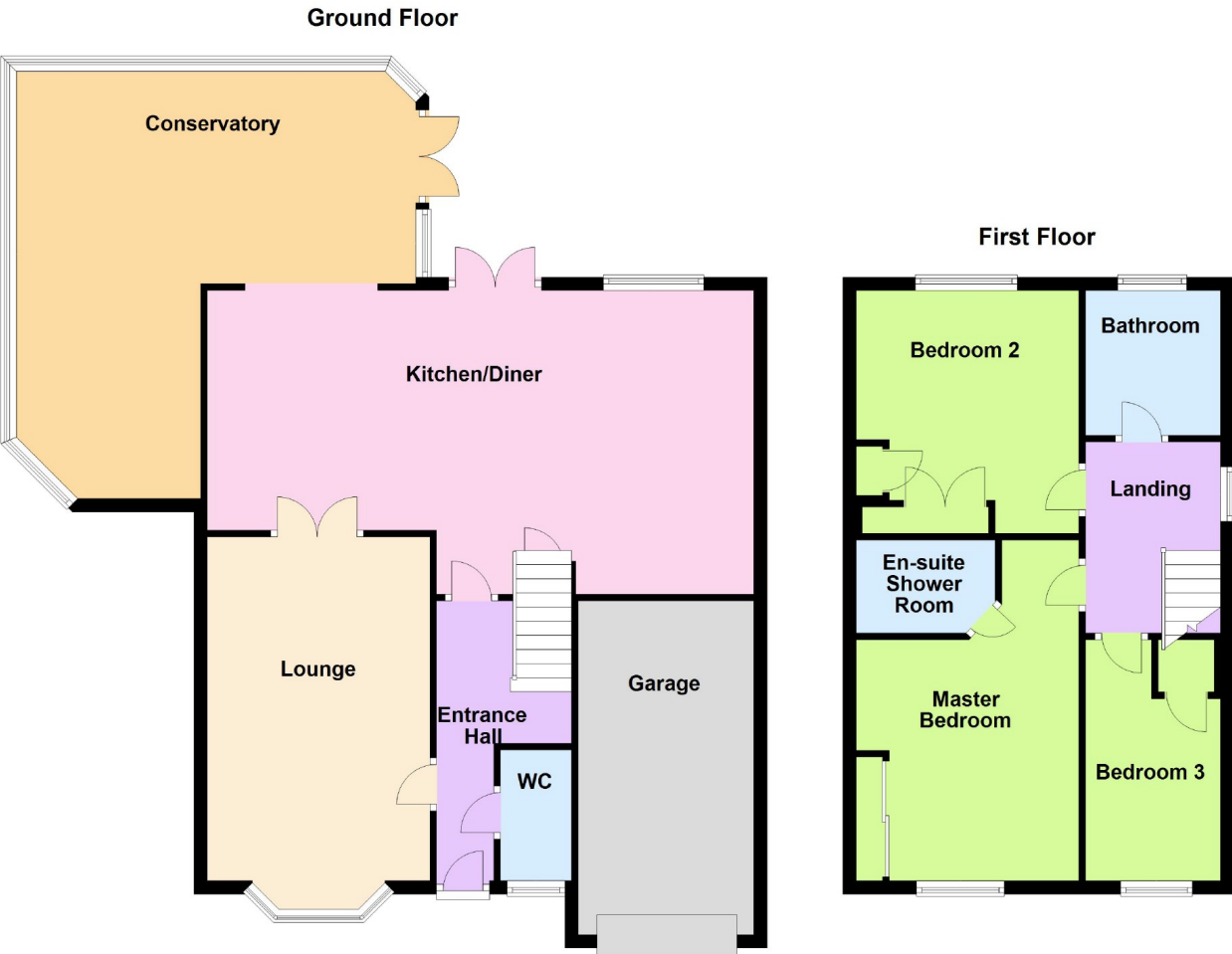


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Please note that this floor plan is not to scale and is only intended as a guide to layout. All measurements provided are approximate and for guidance purposes only. If there is any point which is of particular importance to you, please contact the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

Enjoying a pleasant position within a small cul de sac is this delightful three bedroom detached family home boasting a wealth of space to the ground floor which includes a generous 27ft dining kitchen and a spacious L-shaped conservatory making an ideal family/entertaining room. Boasting oil central heating and PVCU double glazing throughout the accommodation offers a storm porch with feature pillars, entrance hall with cloakroom/WC, lounge with open fire, three bedrooms and master en-suite facilities, three piece house bathroom suite with shower.

Attractive low maintenance gardens.

ROOM MEASUREMENTS

Entrance Hall		Bedroom Three	1.83m x 3.32m(max)
Cloakroom / WC		Bathroom	
Lounge	3.34m x 5.16m	Garage	2.76m x 5.26m
Dining Kitchen	8.33m x 3.67m		
Conservatory	6.01m x 6.46m		
Landing			
Bedroom One	4.64m x 2.89m		
En Suite Shower Room			
Bedroom Two	2.96m x 3.55m		

**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