



**HUNTERS**<sup>®</sup>  
HERE TO GET *you* THERE

 6  3  2  B

# Main Street, Wilberfoss, York

£675,000



A beautifully renovated six-bedroom detached family home set on a generous plot in the popular village of Wilberfoss, east of York. Offering over 2,500 sq.ft. of flexible accommodation across three floors, the property combines contemporary finishes with practical family living.

The ground floor includes a welcoming hallway, two versatile reception rooms including a dedicated office/snug, a W.C., utility room and an impressive open-plan kitchen/dining/living space. Two roof lanterns and bi-folding doors provide excellent natural light and a seamless connection to the rear garden.

The first floor offers four well-proportioned bedrooms and two modern bathrooms, including a spacious en-suite main bedroom. The top floor provides two further double bedrooms and a useful central landing, ideal for guests, older children or additional workspace.

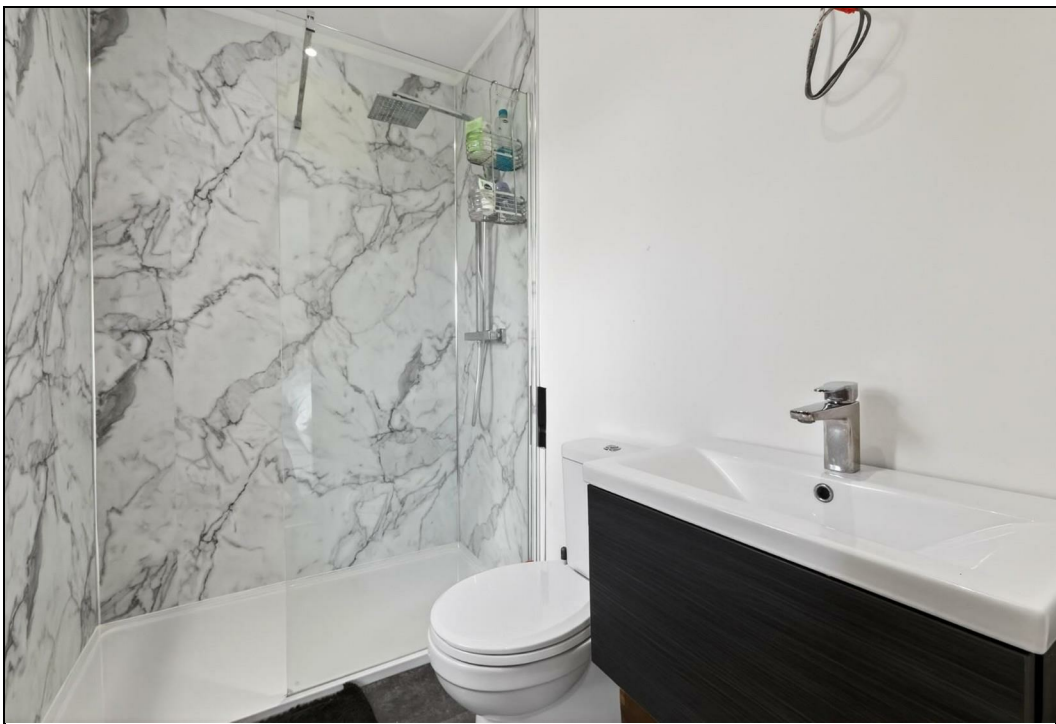
Outside, the home enjoys an extensive gravel driveway accommodating multiple vehicles and a private rear garden with lawn and patio.

Wilberfoss benefits from well-regarded schooling, including Wilberfoss Church of England Primary School and secondary catchment for Woldgate School in Pocklington. Families can also access several of York's leading independent schools, including St Peter's School, Bootham School and The Mount School, all within straightforward reach. The village offers a convenience store, café, pub, takeaways, sports facilities and nearby countryside walks, with excellent links to York, Pocklington and the A1079.

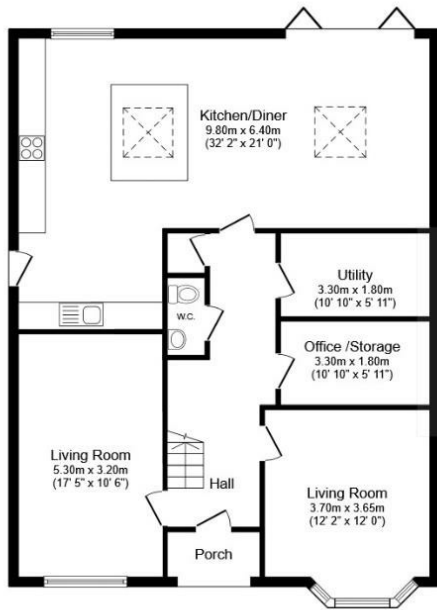
## KEY FEATURES

- Beautifully Renovated Six-Bedroom Detached Home
- Expansive 2,500 Sq.Ft. Of Flexible Family Living
- Impressive Open-Plan Kitchen, Dining And Living Space
- Two Versatile Reception Rooms Plus Dedicated Office
- Generous Driveway Parking For Multiple Vehicles
- Excellent Access To Woldgate, St Peter's And Bootham Schools
  - Council Tax Band D





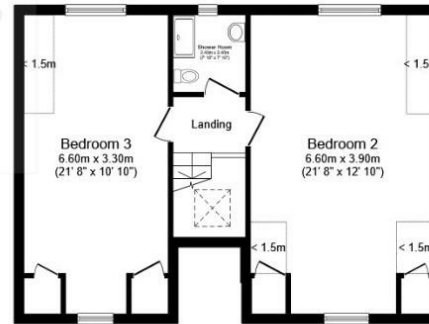




**Ground Floor**



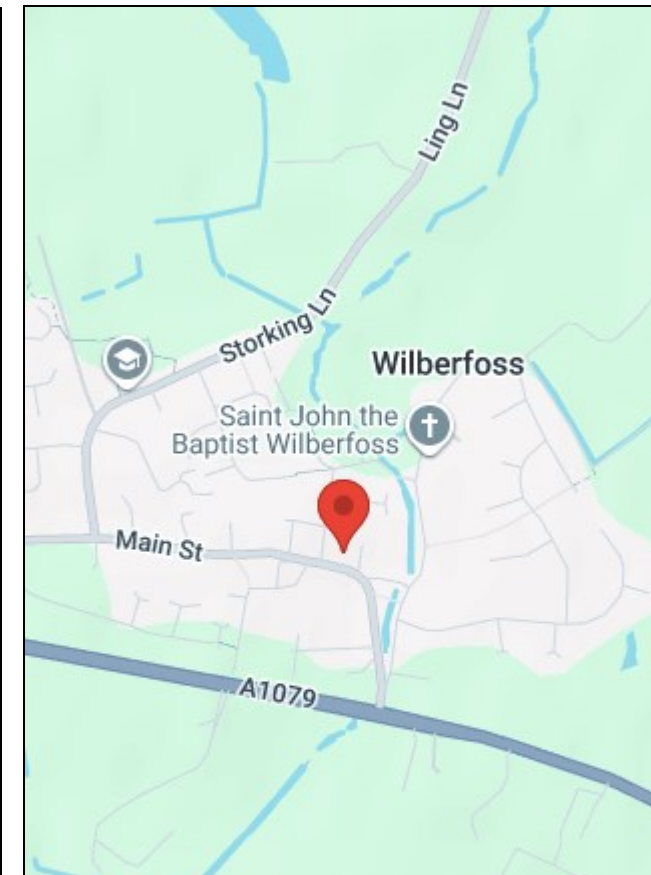
**First Floor**



**Second Floor**

Total floor area 230.3 sq.m. (2,479 sq.ft.) approx  
Restricted height 3.3 sq.m. (35 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by propertybox.io



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating																													
Current	Potential	Current	Potential																												
Very energy efficient - lower running costs																															
Very environmentally friendly - lower CO <sub>2</sub> emissions																															
<table border="0"> <tr> <td style="width: 25%;">(92 plus) <b>A</b></td> <td style="width: 25%;"></td> <td style="width: 25%;">(92 plus) <b>A</b></td> <td style="width: 25%;"></td> </tr> <tr> <td>(81-91) <b>B</b></td> <td></td> <td>(81-91) <b>B</b></td> <td></td> </tr> <tr> <td>(69-80) <b>C</b></td> <td></td> <td>(69-80) <b>C</b></td> <td></td> </tr> <tr> <td>(55-68) <b>D</b></td> <td></td> <td>(55-68) <b>D</b></td> <td></td> </tr> <tr> <td>(39-54) <b>E</b></td> <td></td> <td>(39-54) <b>E</b></td> <td></td> </tr> <tr> <td>(21-38) <b>F</b></td> <td></td> <td>(21-38) <b>F</b></td> <td></td> </tr> <tr> <td>(1-20) <b>G</b></td> <td></td> <td>(1-20) <b>G</b></td> <td></td> </tr> </table>				(92 plus) <b>A</b>		(92 plus) <b>A</b>		(81-91) <b>B</b>		(81-91) <b>B</b>		(69-80) <b>C</b>		(69-80) <b>C</b>		(55-68) <b>D</b>		(55-68) <b>D</b>		(39-54) <b>E</b>		(39-54) <b>E</b>		(21-38) <b>F</b>		(21-38) <b>F</b>		(1-20) <b>G</b>		(1-20) <b>G</b>	
(92 plus) <b>A</b>		(92 plus) <b>A</b>																													
(81-91) <b>B</b>		(81-91) <b>B</b>																													
(69-80) <b>C</b>		(69-80) <b>C</b>																													
(55-68) <b>D</b>		(55-68) <b>D</b>																													
(39-54) <b>E</b>		(39-54) <b>E</b>																													
(21-38) <b>F</b>		(21-38) <b>F</b>																													
(1-20) <b>G</b>		(1-20) <b>G</b>																													
Not energy efficient - higher running costs																															
Not environmentally friendly - higher CO <sub>2</sub> emissions																															
<b>England &amp; Wales</b> EU Directive 2002/91/EC		<b>England &amp; Wales</b> EU Directive 2002/91/EC																													

Ground Floor, Apollo House, Eboracum Way, Heworth Green, York, YO31 7RE | 01904 621026  
york@hunters.com | www.hunters.com



A wholly owned part of Hunters Property Group Limited | Registered Address: 2 St Stephens Court, St Stephens Road, Bournemouth, Dorset, BH2 6LA | Registered Number: 03947557 England and Wales | VAT No: 180 8978 59.