



Pear Tree Close, Wilberfoss, York, YO41 5RN

- KITCHEN DINER
- WELL PRESENTED
- EPC RATING D
- NO ONWARD CHAIN
- ENSUITE
- COUNCIL TAX BAND D

£300,000



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DESCRIPTION

This much loved detached home is located on a quiet cul-de-sac within the heart of this sought after village and offers potential to extend to the rear (subject to any necessary planning permissions).

Wilberfoss is very popular amongst families due to its primary school and pre school facilities as well as numerous other amenities including convenience store with post office, pub, butchers, hairdressers, community hall and sports pavilion with regular activities. It is also ideal for commuting to Pocklington and York with the local road networks also assisting travel to Hull and Leeds, with a regular bus service operating half hourly as well as mainline railway stations in York and Howden.

The well maintained property is approached via a driveway to the side leading to the garage and front door with a lawned garden stocked with mature shrubs and plants. The front door opens into the entrance hall with stairs to the first floor landing and doors to the lounge, kitchen diner with utility room off and double doors to the conservatory, and downstairs cloakroom.

To the first floor landing are three bedrooms with the master benefiting from ensuite facilities and the house bathroom.

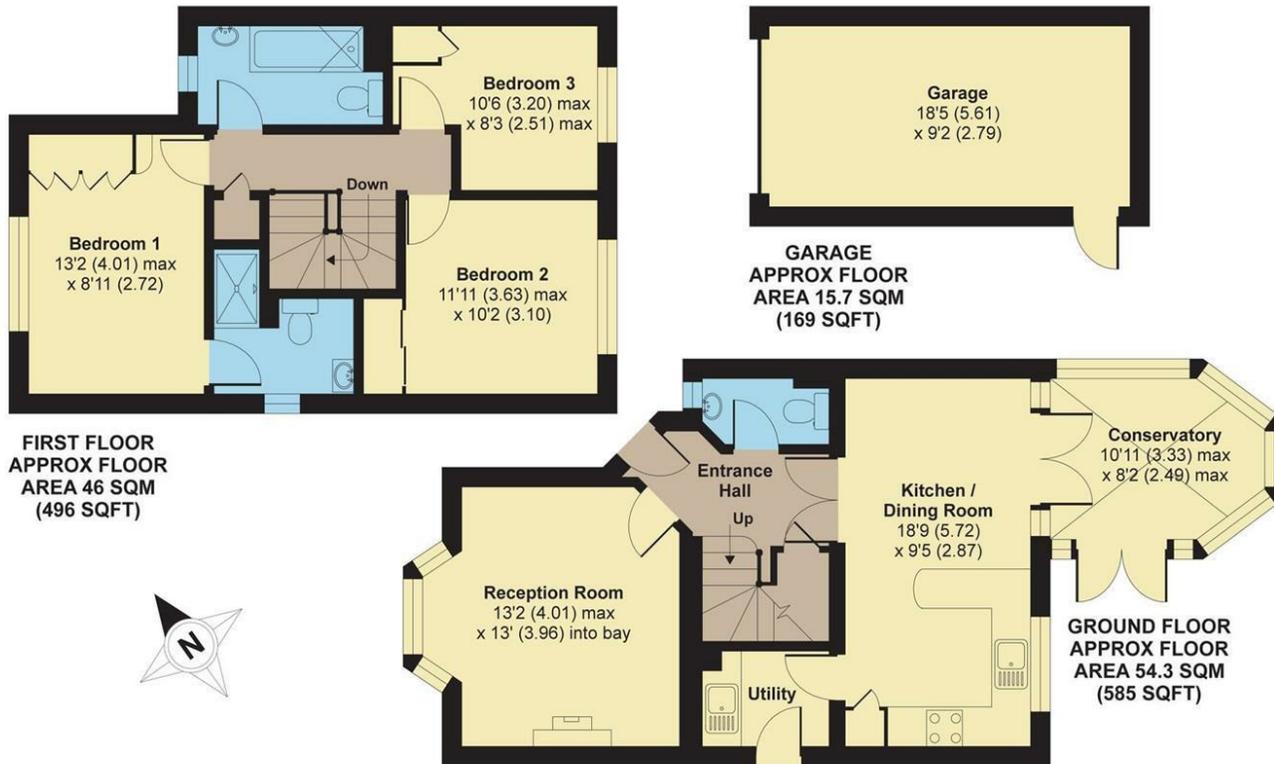
To the rear of the property is an enclosed garden which is mainly laid to lawn with a paved patio area, mature shrubs and plants to the borders plus fencing to the boundaries.

The property also benefits from UPVC double glazing and gas central heating system.





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APPROX. GROSS INTERNAL FLOOR AREA 1250 SQ FT 116.1 SQ METRES (INCLUDES GARAGE)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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Viewings

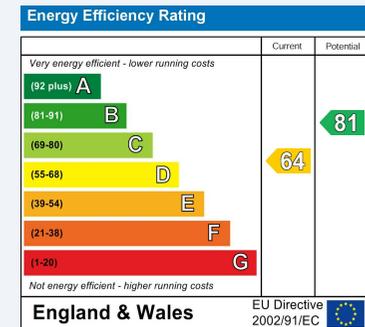
Please contact york@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

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