



40, Park Lane,  
Wilberfoss, YO41 5PW  
£270,000





## ABOUT THE PROPERTY

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**\*\*VIEWING IS RECOMMENDED\*** Standing on a corner plot, this well-presented semi-detached home offers much to appeal. The property features three bedrooms, gardens to three sides, a spacious living room with a feature log burner, a garage, and off-street parking.

We feel it represents an excellent purchase for the discerning buyer looking to climb the property ladder. Tastefully decorated throughout, the property offers comfortable and stylish living accommodation.

The kitchen is well equipped with a range of fitted floor and wall units, complemented by integrated appliances including dishwasher, washing machine, double oven/microwave and induction hob.

Wilberfoss is a highly sought-after village, offering a strong sense of community along with a well-regarded primary school, nursery, convenience store, public house, and sports pavilion.

This property is Freehold. East Riding of Yorkshire Council - Council Tax Band B.









Tenure: Freehold  
East Riding of Yorkshire  
Band: B

#### ENTRANCE PORCH

1.81m x 2.09m (5'11" x 6'10" )

Entered via a UPVC front entrance door, herringbone lino flooring, radiator, double glazed window to the front and side elevation.

#### SITTING ROOM

5.04m x 4.06m (16'6" x 13'3" )

Log burner with oak mantle, designer radiator, stairs to the first floor accommodation with under stairs cupboard and two double glazed windows to the front elevation.

Archway leading to;

#### DINING ROOM

2.71m x 3.28m (8'10" x 10'9" )

Laminate flooring, designer radiator and sliding doors giving access to the rear elevation.

#### FITTED KITCHEN

2.26m x 3.14m (7'4" x 10'3" )

Well equipped fitted kitchen with floor and wall cupboards and working surfaces incorporating ceramic sink unit, induction hob, integrated appliances including Hotpoint double oven, dishwasher and washing machine. Display unit with shelving, recess lighting, double glazed window to the side elevation and UPVC rear door.

#### LANDING

2.35m x 1.95m (7'8" x 6'4" )

Double glazed window to the side elevation, access to loft which is part boarded with light, housing gas combination heating boiler.

#### BEDROOM ONE

4.09m x 3.06m (13'5" x 10'0" )

Double glazed window to the front elevation and radiator.

#### BEDROOM TWO

3.07m x 3.30m (10'0" x 10'9" )

Fitted wardrobes, radiator and double glazed window to the rear elevation.

#### BEDROOM THREE

1.95m x 3.14m (max) (6'4" x 10'3" (max))

Fitted cupboards and drawers, radiator and double glazed window to the side elevation.

#### BATHROOM

1.94m x 1.87m (6'4" x 6'1" )

Fitted suite comprising panelled bath with shower over and side screen, pedestal hand basin, low level WC, chrome radiator, Part tiled, part wood panelling, granite work tops, lino flooring and opaque double glazed window to the rear elevation.

#### DETACHED GARAGE

5.83m x 2.91m (19'1" x 9'6" )

Having up and over garage door, side personal door, side window.

#### OUTSIDE

Corner plot with lawned garden to the front and side of the property. The rear garden is lawned, path to the side, parking in front of the garage.

#### ADDITIONAL INFORMATION

##### APPLIANCES

None of the above appliances have been tested by the Agent.

##### SERVICES

Mains Water, Gas, Electricity and Drainage. Telephone connection subject to renewal by British Telecom.

##### COUNCIL TAX

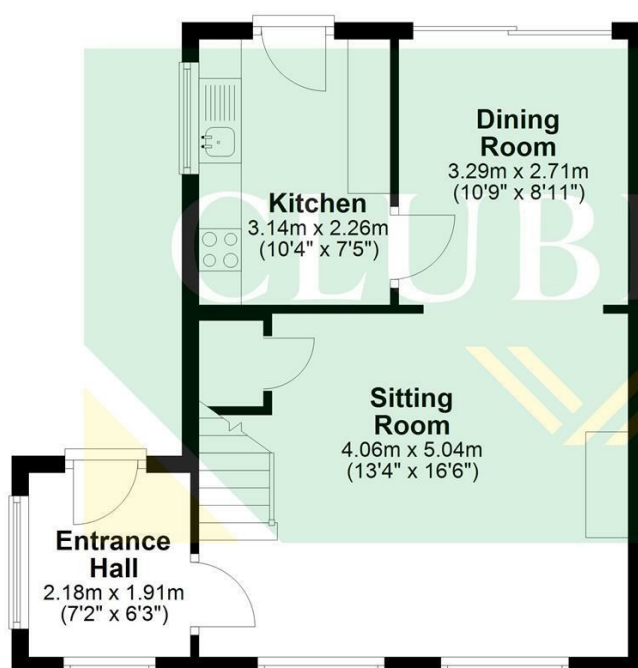
East Riding of Yorkshire Council - Council Tax Band B.







## Ground Floor



## First Floor



### VIEWING

By appointment with the Agent.

### OPENING HOURS

9 am to 5.30 pm Monday to Friday and 9 am to 3 pm Saturday

### 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.

### MATERIAL INFORMATION

For broadband coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/broadband-coverage>. For mobile coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

We may receive a commission, payment, fee, or other reward or other benefit (known as a Referral Fee) from ancillary service providers for recommending their service to you. Details can be found on our website.

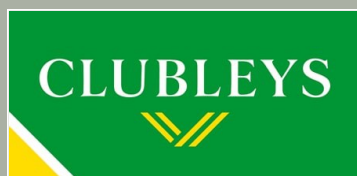
### MORTGAGES

We are keen to stress 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 Advisor by phoning her on 07540 536891 or e-mail [Faye@holmefieldsolutions.co.uk](mailto: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 Conduct Authority.

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 a 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.

### AGENTS NOTES

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.



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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Photograph disclaimer – In order to capture the features of a particular room we will mostly use wide angle lens photography. This will sometimes distort the image slightly and also has the potential to make a room look larger. Please, therefore, refer also to the room measurements detailed within this Brochure.