

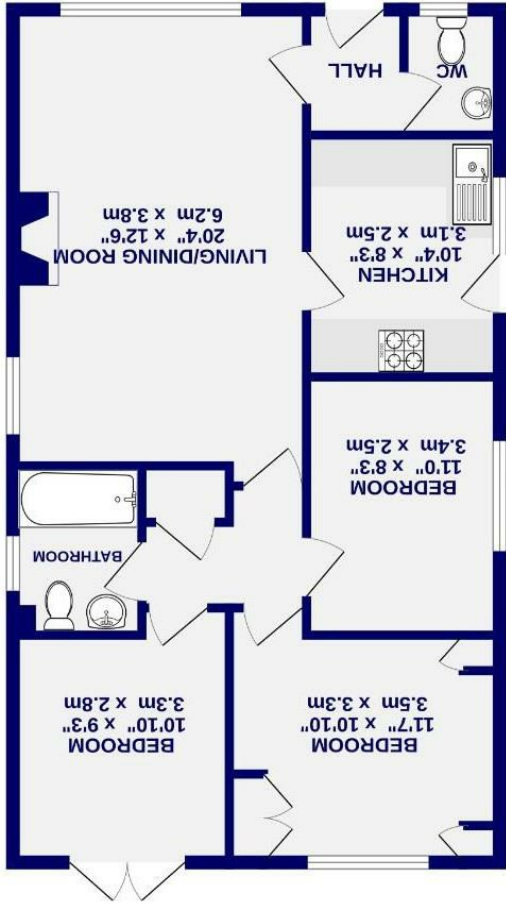
These particulars have been prepared as accurately and as reliably as possible, but should not be relied upon as 'statement of fact'. If there is any point which is of particular importance to you, please contact the office and we would be pleased to check the information. We have not tested any services, 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. Any areas, measurements, floor plans or distances referred to are given as a guide only and are not precise. 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. No person in the employment of Ashtons 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.

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. 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. Any areas, measurements, floor plans or distances referred to are given as a guide only and are not precise. 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. No person in the employment of Ashtons 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.

- Immaculate Detached Village Bungalow
- Three Well-Proportioned Bedrooms
- Sought-After Wilberfoss Location
- Bright And Spacious Lounge Diner
- Fitted Kitchen With Appliances
- Modern Bathroom With Shower
- Separate Cloakroom WC
- Low-Maintenance Front Garden
- Driveway And Garage
- EPC C

Freehold  
Council Tax Band - D

# Moorfield Way Wilberfoss, York YO41 5PN



Moorfield Way  
Wilberfoss, York  
YO41 5PN

Offers Around £300,000



Situated in the sought-after village of Wilberfoss, this bright and well maintained three detached bungalow offers well-balanced accommodation. Wilberfoss is ideally placed between York and Pocklington, offering excellent road links via the A64 and regular bus services. The village itself provides a range of amenities including a local store with Post Office, butchers, hairdressers, village pub, community centre, playing fields and primary school, making it a well-connected and welcoming community.

The lounge diner is a lovely light-filled space with windows to two elevations and a feature gas fire creating a cosy focal point. The kitchen is fitted with a range of wall and base units, integrated appliances and a side door providing access outside.

All three bedrooms are well proportioned, with the principal bedroom featuring fitted furniture. Bedroom two enjoys doors opening onto the rear patio, creating a pleasant connection to the garden. The bathroom is fitted with a bath and shower over, wash basin and WC, finished in a clean, neutral style.

Externally, the property benefits from a low-maintenance front garden, driveway and semi-detached garage with power and lighting. To the rear, there is a raised patio seating area, a substantial garden shed, lawned garden and summer house, a lovely space to relax or entertain.

An early viewing is highly recommended to appreciate all that is on offer.

Council Tax Band D

