



Windmill Meadows Wilberfoss, York YO41 5RQ

£450,000



Backing directly onto open countryside, this substantial detached family home offers generous accommodation in the highly regarded village of Wilberfoss. Across two floors, the property provides excellent family living with five bedrooms, two reception rooms, and a superb full-width kitchen dining room opening onto a rear garden with countryside views beyond.

Wilberfoss is a sought-after village with local amenities including shops, a primary school, a public house and a church. Positioned approximately 8 miles east of York and 5 miles from Pocklington, it offers excellent access to York city centre and the wider road network.

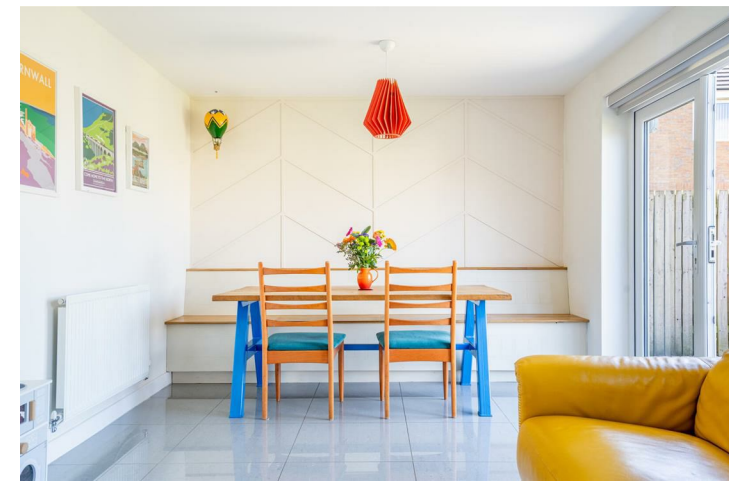
Porcelain tiled flooring runs through the welcoming entrance hall. The front-facing living room enjoys plenty of natural light and centres around a log-burning stove, while a well-proportioned study opposite offers an ideal space for home working.

The heart of the home is the open-plan kitchen dining room to the rear, spanning the full width of the property. Fitted with modern units, complementary worktops and integrated appliances, it's enhanced by built-in bench seating, while patio doors open onto the garden and countryside beyond. A separate utility room adds further storage and access to the side.

Five well-proportioned bedrooms occupy the first floor. The principal bedroom includes fitted wardrobes and an en suite shower room, and bedrooms two and three also benefit from fitted storage. The family bathroom is fitted with a white suite comprising bath, WC and basin, with part-tiled walls.

Externally, the property sits within a cul-de-sac, with a lawned front garden and a driveway leading to a detached double garage. The rear garden is a standout feature, backing onto open fields and offering privacy, laid mainly to lawn with two patio areas, including a covered seating space ideal for outdoor dining.

A viewing is highly recommended to fully appreciate this superb family home.

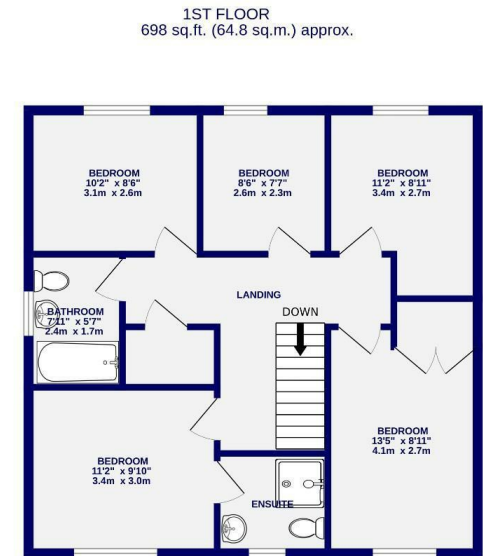
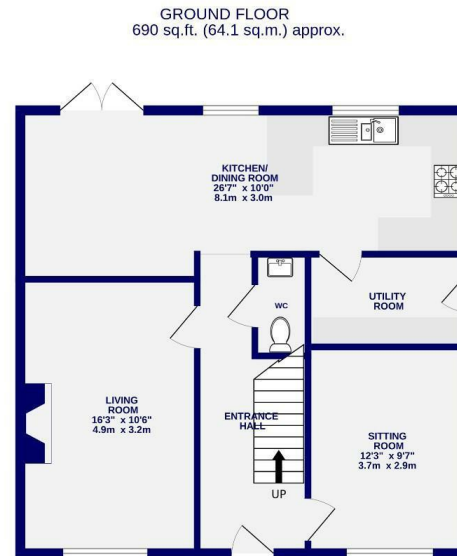




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Freehold
Council Tax Band - E

- Modern Detached Five Bedroom Family Home
- Full Width Open Plan Kitchen Dining Room
- Detached Double Garage and Driveway
- Highly Sought After Wilberfoss Village Location
- Principal Bedroom With En Suite And Wardrobes
- Rear Garden Backing Onto Open Countryside
- Excellent Access To York And Pocklington
- EPC B



TOTAL FLOOR AREA: 1388 sq.ft. (129.0 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of rooms and any other items are approximate. If included in the plan the garage/store will form part of the overall floor area and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability.
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