



HUDSON  
MOODY

25 Windmill Meadows, Wilberfoss, York YO41 5RQ



## A stunning contemporary home; well positioned towards the end of a popular residential estate constructed by Persimmon. EPC: B

A lovely modern home constructed by Persimmon in 2017.

The front door opens into an entrance vestibule with coats hanging area; this leads into a light and spacious living room with inner hall beyond. Ground floor WC. To the rear of the house is a modern fitted Shaker style kitchen diner with French doors providing garden views and access . There is space for dishwasher, washing machine and fridge freezer, plus cupboard housing gas fired combi boiler. The kitchen includes an integral oven with gas hob and extractor over.

1st floor: 3 good sized bedrooms including main bedroom shower suite. Storage cupboard. Separate house bathroom.

Outside: To the front of the house is a tarmac driveway providing parking for 1 vehicle leading to an attached single garage with lawn to one side. A paved pathway leads to the front entrance. To the rear of the property is an enclosed westerly facing lawned garden with a small patio area enclosed by predominantly timber fenced boundaries. Side gate.

In summary: a versatile home likely to appeal to a wide range of buyers, both those up and downsizing.

- 3 Bedroom Detached House
- Kitchen Diner + Garden Views
- Living Room. Ground Floor WC
- Main Bedroom Suite. House Bathroom
- Highly Regarded Village Primary School
- Garage
- West Facing Garden
- Popular Commuter Village
- Village Sports Club + Pub
- Call Hudson Moody to View

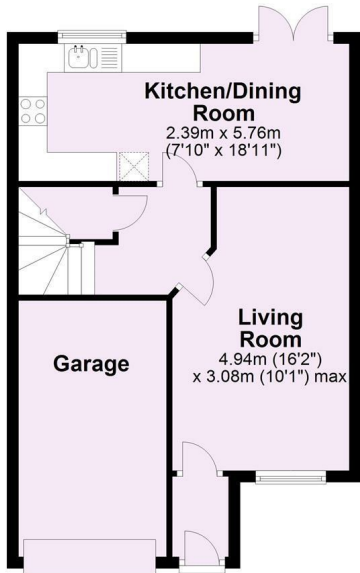
**Offers Over £260,000**

Tenure: Freehold



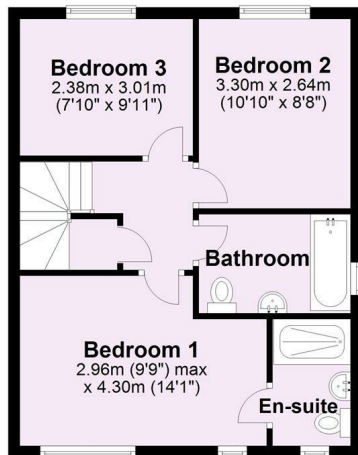
### Ground Floor

Approx. 48.3 sq. metres (519.5 sq. feet)



### First Floor

Approx. 42.8 sq. metres (460.5 sq. feet)



For Illustrative Purposes Only - not to scale  
Plan produced using PlanUp.



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		95
(81-91) B	83	
(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	

### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		95
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

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3. Any areas, measurements, floor plans or distances referred to are given as a guide only and are not precise.
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