



HUDSON
MOODY

Lowside 4a Main Street, Wilberfoss, York YO41 5NP



An impressive house constructed in 2020 in a superb setting with Beck views; standing in grounds of around two thirds of an acre.

Situated in the heart of the highly regarded village of Wilberfoss, is a substantial bespoke new-build home offering luxurious and versatile accommodation.

Accommodation comprises - Impressive entrance hall with porcelain tiled floor lying adjacent to an Oak framed storm porch -- superb 'L' shaped kitchen diner/family room. The luxury Neptune kitchen is fitted with ceramic worktops and under unit lighting. Integral units includes double Siemens oven, fridge freezer, Siemens induction hob with hotplate and extractor over, dishwasher and two wine coolers. Black limestone tiled floors. Fireplace with Class A flue. French doors provide access to a covered alcove ideal for alfresco style dining. Utility room -- large sitting room with garden views -- versatile 5th bedroom or office. 1st Floor: Access via an Oak staircase with glass panels leads to a generous sized landing - 4 double bedrooms including impressive main bedroom with vaulted ceiling and French doors providing balcony access enjoying beck/garden views, plus luxury en-suite -- guest bedroom suite and house bathroom.

Outside: A brick pillared entrance incorporating iron gates leads into a long block paved driveway flanked by a row of Copper Beech trees with double garage beyond. There is also potential to erect a bridge and create an additional access point to the property from Beckside. The attractive gardens include a pleasant mix of tree types including Cedar Deodara, Bramley Apple, Birch and Cherry-Tree with Beck running through the grounds.

In summary: A wonderful family home in a choice location.



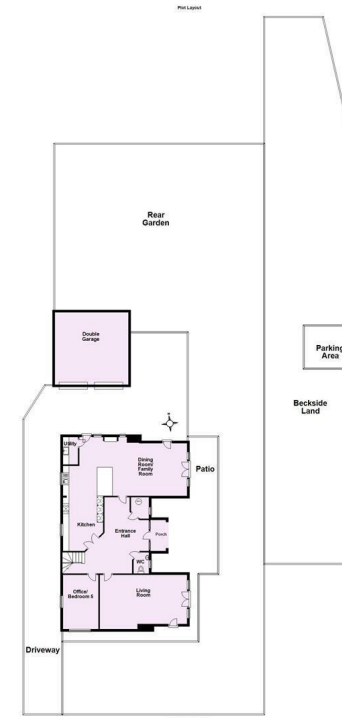
- Stunning 4/5 Bedroom Detached House
- Grounds approx 2/3's of an acre
- Superb Kitchen Diner/Family Room
- Main Bedroom + Vaulted Ceiling + Balcony View
- Contemporary En-Suites + House Bathrooms
- Double Garage
- Potential for Bridge across Beck
- EPC: B
- Call Hudson Moody to View
- Price £900,000**

Tenure: Freehold





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		
(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	

Environmental Impact (CO₂) Rating

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

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2. 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.
3. Any areas, measurements, floor plans or distances referred to are given as a guide only and are not precise.
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