



HUDSON  
MOODY

Holly Tree House 14 Main Street, Wilberfoss, York YO41 5NN





An EXCEPTIONAL FAMILY HOME, tucked away in a pleasant position off the main street; including a stunning 'OPEN PLAN' kitchen diner, complimented by double garaging and attractive gardens; plus versatile barn with potential for conversion to annexe / gym (subject to planning) .

Built by a local reputable builder Peter Sleightholme in circa 2007 we offer a lovely family sized home.

Accommodation comprises: a welcoming sized entrance hall with solid oak wood flooring; family (second reception) room with bay window to the front elevation and feature fireplace housing a multi fuel burning set on stone hearth, large ground floor bathroom and utility room housing a gas fired boiler. Access to rear. The centrepiece of the property is a a stunning noticeably spacious kitchen diner by Cookhouse Design including central island with granite tops and Pippy Oak doors. Integral units include Bosch microwave and coffee machine, range style cooker with gas hob and extractor over, dishwasher and space for American style fridge freezer. French doors and bay windows make this also a noticeably light room. Karndean flooring. Sliding doors from the kitchen lead into an impressive living room with vaulted ceiling and multi fuel burner set on a stone hearth with French doors providing front garden views. To the first floor are 4 good sized bedrooms; including main and guest bedroom shower suites plus separate house bathroom all of which include fitted wardrobes.

Outside the property is approached from the main street by a long gravelled drive flanked by decorative borders; leading up to timber gates with extensive block paved parking and large double garage beyond which includes inspection pit and solar panels. The both attractive and private lawned gardens; incorporating 2 apple trees are situated to the front of the property with stepped path leading to a versatile brick barn, currently used for storage purposes but with potential to be used as an office or converted to an annexe (subject to planning). Immediately to the front of the property is an extensive Indian stone paved patio ideal for alfresco style dining. A paved pathway continues along the property perimeter which includes rear bin storage area.

In summary an attractive modern home with a layout that is flexible and practical that is likely to appeal to a wide range of buyers.





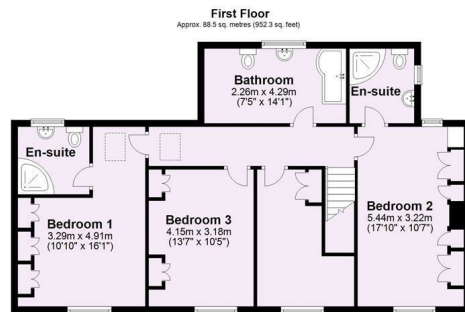
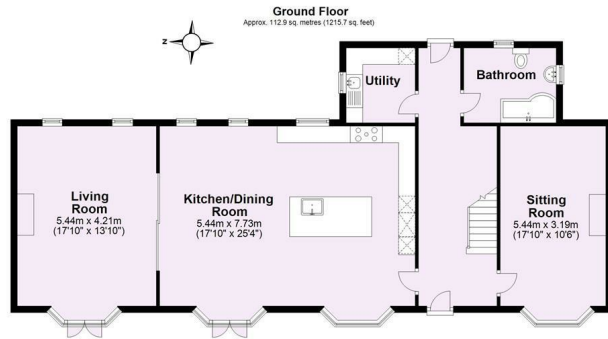
- 4 Double Bedrooms
- Superb 'Open Plan' Kitchen Diner
- Living Room + Impressive Vaulted Ceiling
- Second Reception Room. Utility
- Attractive Private Front Gardens
- Double Garage + Inspection Pit
- Versatile Brick Outbuilding
- EPC: B
- Call Hudson Moody to View

**Offers Over £650,000**

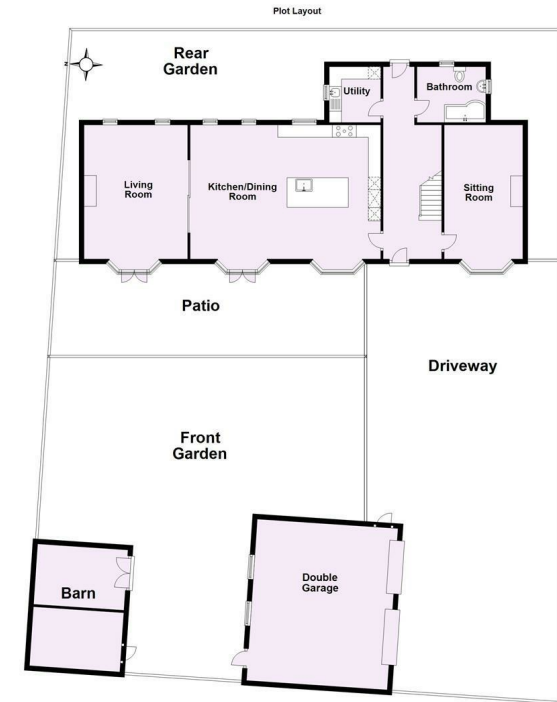
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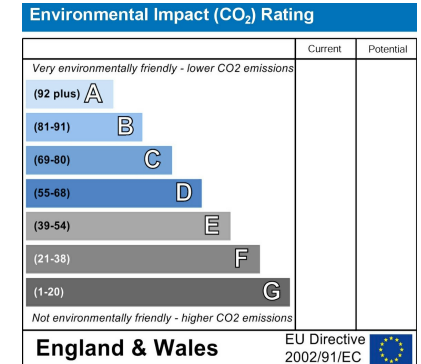
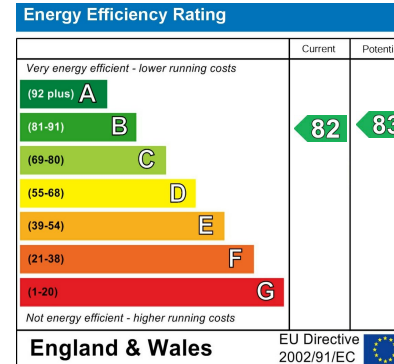




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