



HUDSON
MOODY

22 Millfield Close, Wilberfoss, York YO41 5PP



A well proportioned three bedroom semi-detached property enjoying attractive gardens and garaging.

This well proportioned property has a useful front entrance vestibule for coats and shoe storage. From the hall is a good sized living room including coal effect gas fireplace with large archway through to a dining area. There is also fitted kitchen which houses a range of fitted units including cooker with gas hob and extractor over, plus space for a washing machine; with access to a lean to garden room/conservatory. To the first floor are three bedrooms and modern house bathroom which includes shower over the bath.

The property is situated on a reasonable sized plot with a lawned garden to the front and driveway leading to an attached garage. To the rear is an enclosed lawn bordered by timber fenced boundaries and flanked within by well stocked borders. A raised timber decked patio lies to one corner. Timber storage shed. A pathway leads to the rear garage which includes a gas fired central heating boiler.

The village offers a wide range of facilities including a good range of shops, public house and well regarded village school together with regular bus services to both York and Pocklington.

In summary: a versatile property likely to appeal to a wide range of buyers.

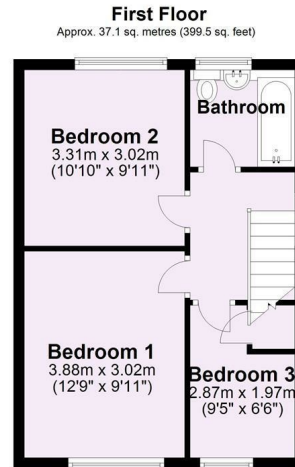
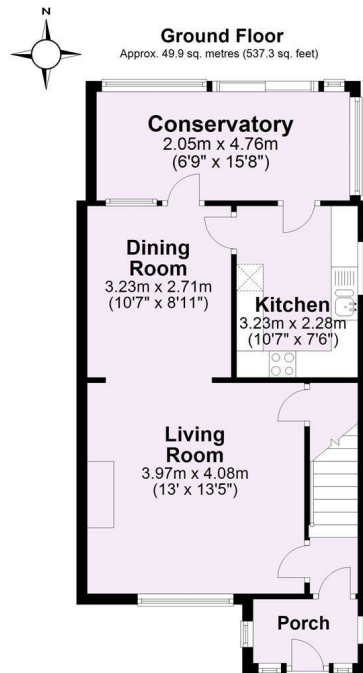


- 3 Bedroom Semi-Detached Property
- 2 Good Sized Reception Rooms
- Kitchen
- Sun Room
- Modern House Bathroom
- Garage
- Garden + Patio
- Highly Regarded Village Primary School
- EPC: D
- Call Hudson Moody to View

Guide Price £220,000

Tenure: Freehold

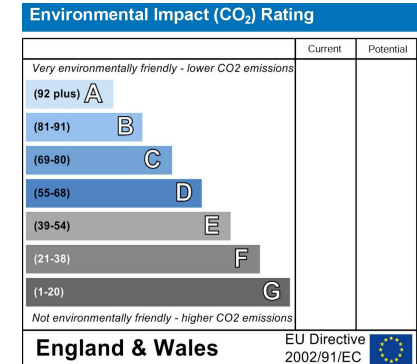
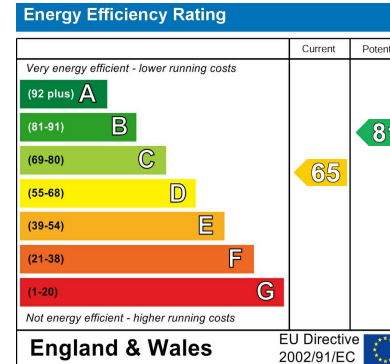




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