



HUDSON
MOODY

2 Middlecroft, Wilberfoss, York YO41 5LR



A well presented family sized home; tucked away in a quiet cul-de-sac position with **ATTRACTIVE GARDENS** and **DOUBLE GARAGE**. Wilberfoss is a highly popular commuter village with excellent local amenities.

Accommodation comprises: A welcoming sized entrance hall with part galleried landing over, under stairs storage, WC, kitchen breakfast room enjoying garden views, fitted with a good range of units including: breakfast bar and integral oven. There is also a gas hob with canopy over plus space for dishwasher and washing machine. Off the kitchen is a useful utility room with garden access. To the front of the property is a dining room (more recently used as an office) and a large living room with open fireplace, which extends the full property depth with conservatory beyond accessed via French doors. To the 1st floor are 4 bedrooms including en-suite shower room plus modern house bathroom. Airing cupboard.

Outside: The property is approached via a double width block paved driveway leading up to a brick built double garage with timber gate to the side providing garden access. To the front of the property is a well stocked garden comprising a wide variety of plants and bushes with gravel surround. A paved pathway leads to the front entrance which continues around the side of the property to a timber gate linking front and rear. To the rear is an attractive westerly facing garden enclosed by a combination of hedged and fenced boundaries flanked by well stocked borders. There is a feature pond set within a decorative rockery and to the rear of the garage is a soft fruit growing area and greenhouse. Immediately to the rear of the property is a block paved patio and timber decking providing space for table and chairs. Outside water tap. Storage shed. Coal bunker.

In summary: a well proportioned family home likely to appeal to a wide range of buyers.

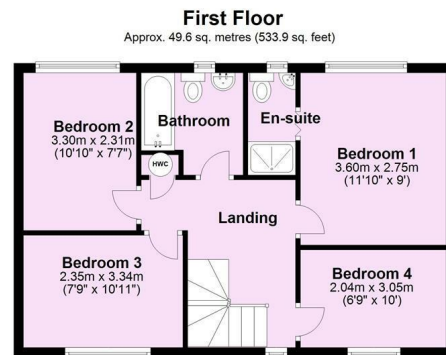
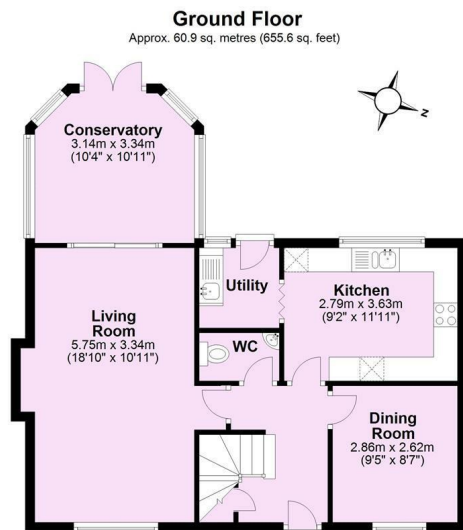


- 4 Bedroom Detached House
- Double Garage
- Attractive + Private Gardens
- Exclusive Cul-de-Sac
- 2 Reception Rooms
- Kitchen. Utility. Ground Floor WC
- En-Suite + House Bathroom
- Well Regarded Village Primary School
- EPC: D
- Call Hudson Moody to View

Price £400,000

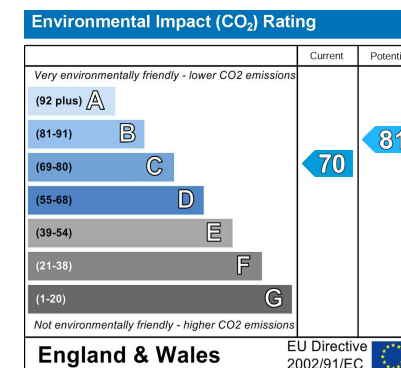
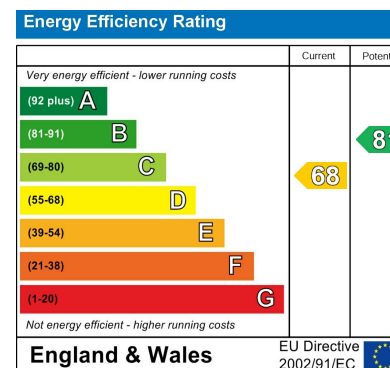
Tenure: Freehold





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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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