



HUDSON
MOODY

16 The Paddock, Wilberfoss, York YO41 5LZ



A well presented detached house located within a small cul-de-sac enjoying private gardens and garaging; located within the well regarded village of Wilberfoss with good local amenities and easy access to the City of York.

A storm porch with front entrance leads into a hallway with WC. There is a noticeably light and well proportioned living room with large bay window to the front elevation and feature working fireplace set on a stone hearth with brick surround. To the rear of the property is a lovely 'open plan' kitchen diner which spans the full property width with French doors providing access to a large 'L' shaped conservatory beyond. The kitchen is fitted with a good range of wall and base units including integral oven and grill, electric hob with extractor over. Space for washer, dryer, dishwasher and tall standing fridge freezer. French doors provide rear garden access. Under stairs storage cupboard.

To the first floor are two double bedrooms and additional single bedroom. The main bedroom includes fitted wardrobes and en-suite shower room. There is also an impressive contemporary house bathroom which includes shower over the bath.

Outside: Immediately to the rear of the property is an extensive secluded paved patio yard designed for ease of maintenance set within timber fenced boundaries. An iron gate leads through to an additional garden area located to the rear of the conservatory, attractively designed to include well stocked shrubs and beds including water feature and rockery with gravel surround. Timber storage shed. To the front of the property is a garage plus generous off road parking provision for several vehicles.

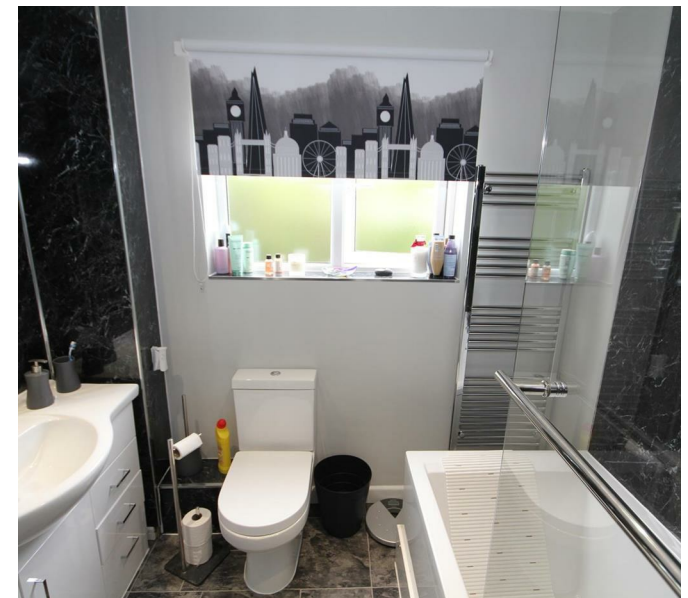
In summary a versatile property that will appeal to a wide range of buyers including particularly generous ground floor accommodation.

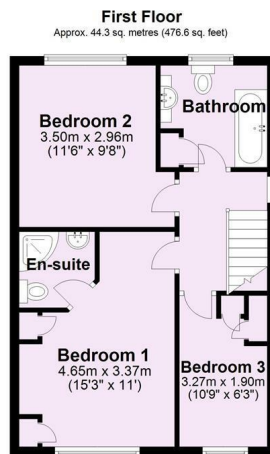
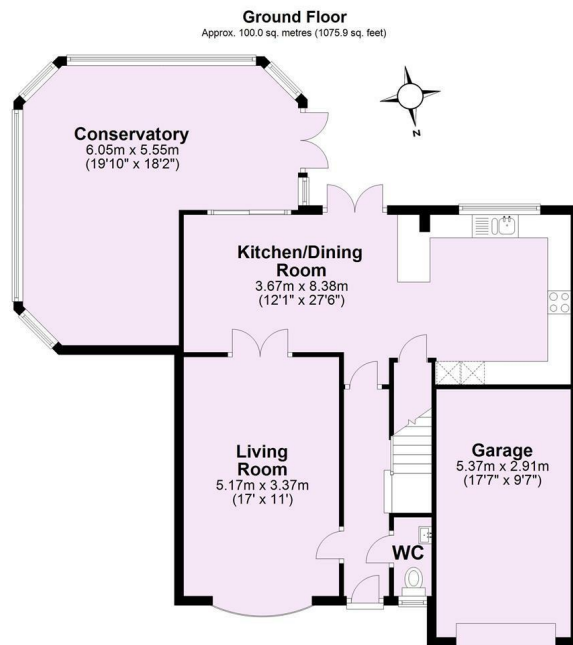


- 3 Bedroom Detached House
- Superb Open Plan Kitchen Diner
- Large 'L' Shape Conservatory
- En-Suite Shower Room
- Contemporary House Bathroom
- Garage + Off Road Parking
- Large Patio + Rockery Garden
- Well Regarded Village Primary School
- Call Hudson Moody to View
- EPC: D

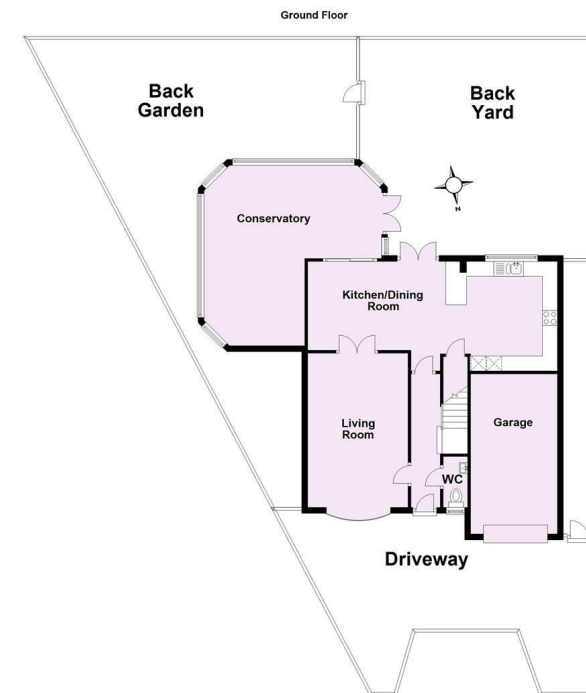
Guide Price £320,000

Tenure: Freehold





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



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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 (CO ₂) 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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