



HUDSON  
MOODY

8 Orchard Close, Wilberfoss, York YO41 5RW



A beautifully presented property, enjoying enclosed gardens and garaging, situated on a corner plot in the popular village of Wilberfoss to the east of York.

An opportunity to purchase a versatile 3 bedroom detached house; well positioned within this popular Persimmon Homes estate.

A storm porch and front door lead into a noticeably light entrance hall with Amtico flooring -- Under stairs storage -- WC -- Living room with feature gas fireplace and bay window to the front elevation. Accessed via glass panel double doors; is the hub of the home -- a superb 'L' shaped 'open plan' kitchen diner with conservatory beyond. The Shaker style kitchen is fitted with impressive white Wharf work tops; including a good range of integral appliances: Bosch double oven, gas hob with extractor over, dishwasher, plus tall standing fridge freezer -- Utility room off the kitchen with side access.

1st floor: 3 double bedrooms including main bedroom wet room style walk-in shower suite -- The second bedroom benefits from fitted wardrobes -- A house bathroom includes a shower over the bath -- Airing cupboard.

Outside: To the front of the house is an ample sized block paved driveway with parking for 1 vehicle leading to a single garage. There is a beautifully landscaped front garden incorporating rockery with gravel surround and to the rear of the property is an enclosed lawned garden with paved patio spanning the full property width. Side path and timber gates link front and rear.

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

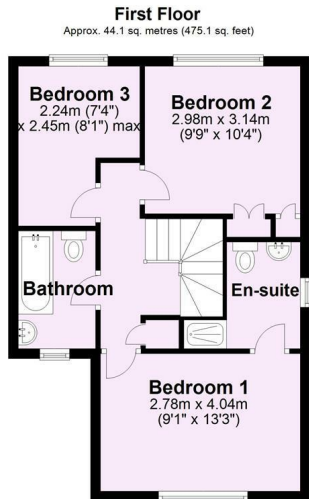
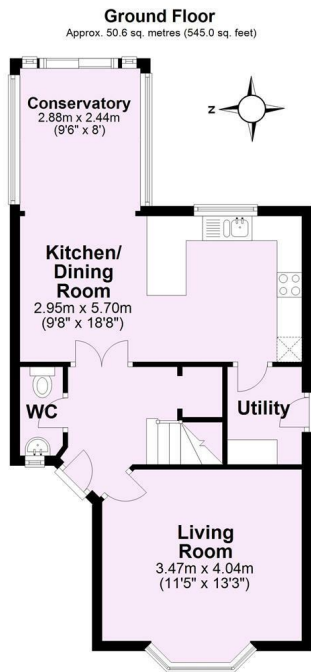


- 3 Bedroom Detached House
- Stunning Open Plan Kitchen Diner Conservatory
- Utility. Ground Floor WC.
- Living Room
- Main Bedroom Suite. House Bathroom
- Single Garage + Off Road Parking
- Enclosed Garden
- Highly Regarded Primary School
- EPC: C
- Call Hudson Moody to View

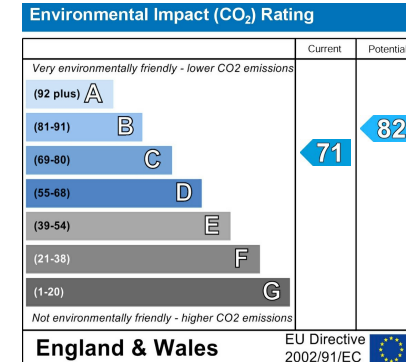
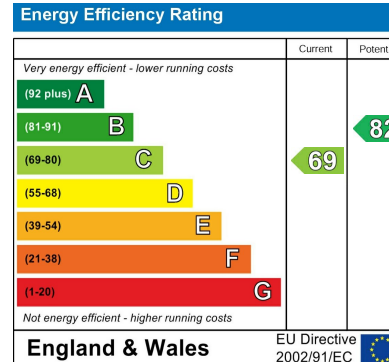
**Offers Over £300,000**

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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