



10 Moorfield Drive Wilberfoss  
York, YO41 5PZ  
**Offers Over £385,000**

OFFERED FOR SALE WITH NO ONWARD CHAIN A SPACIOUS 4 BEDROOM DETACHED HOUSE IN A QUIET CUL-DE-SAC WITHIN THIS POPULAR VILLAGE, OFFERING EASY ACCESS TO YORK AND POCKLINGTON.

This beautifully presented home, with gas central heating, double glazing, and full fibre broadband with high internet speeds, offers bright and spacious family living throughout. The layout comprises an entrance hall, sitting room, impressive open-plan dining kitchen and living space, rear hall, study/playroom, and cloaks/w.c. On the first floor, the master bedroom spans the full depth of the house and features sliding patio doors opening onto a private rooftop terrace, featuring both a roofed section and open terrace. There are also three further good-sized bedrooms and a family bathroom/w.c.

Outside, the property benefits from a generous driveway with ample parking for two vehicles, leading to an integral garage with electric doors and a rear utility area. The rear south-west facing garden benefits from sun throughout the day and is attractively arranged over two tiers and further enhanced by a raised planter bed. A mix of patio and lawn areas, fully private and not overlooked, providing an ideal space for relaxation and outdoor entertaining.

An internal viewing is recommended.

### Entrance Hall

### Lounge

13'10" x 13' (4.22m x 3.96m)

### Kitchen

17'9" x 10'1" (5.41m x 3.07m)

### Study

10'8" x 10' (3.25m x 3.05m)





**Downstairs Cloakroom**  
7'3" x 2'10" (2.21m x 0.86m)

**Rear Hallway**

**First Floor Landing**

**Bedroom One**  
18'3" x 10'11" (5.56m x 3.33m)

**Bedroom Two**  
11'8" x 10'11" (3.56m x 3.33m)

**Bedroom Three**  
11'6" x 10'11" (3.51m x 3.33m)

**Bedroom Four**  
7'11" x 7'4" (2.41m x 2.24m)

**Bathroom**  
9'2" x 5'4" (2.79m x 1.63m)

**Balcony**  
13'2" x 10'11" (4.01m x 3.33m)

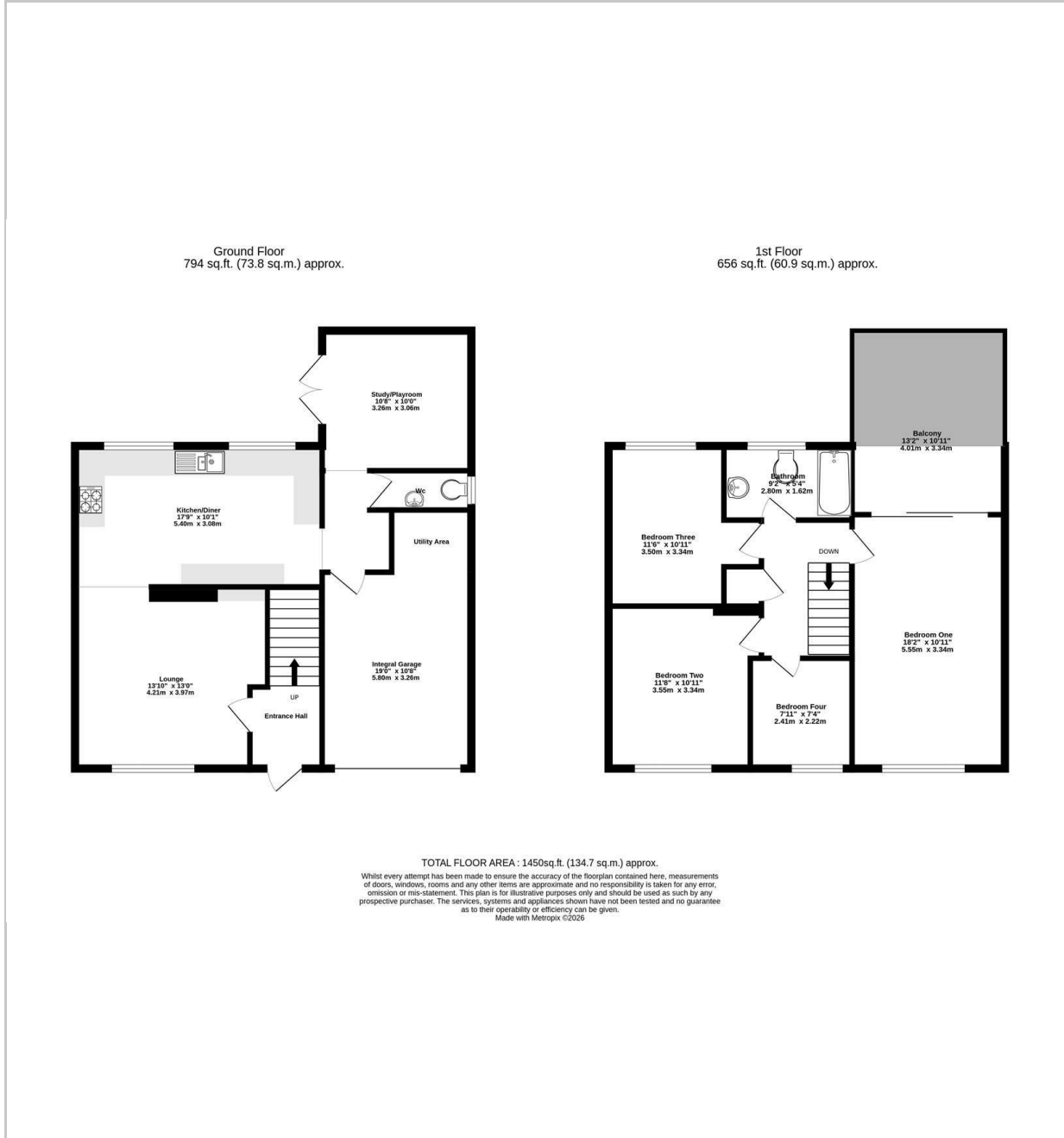
**Garage with Utility Area**  
19'0" x 10'8" (5.80m x 3.26m)

**Agents Notes**

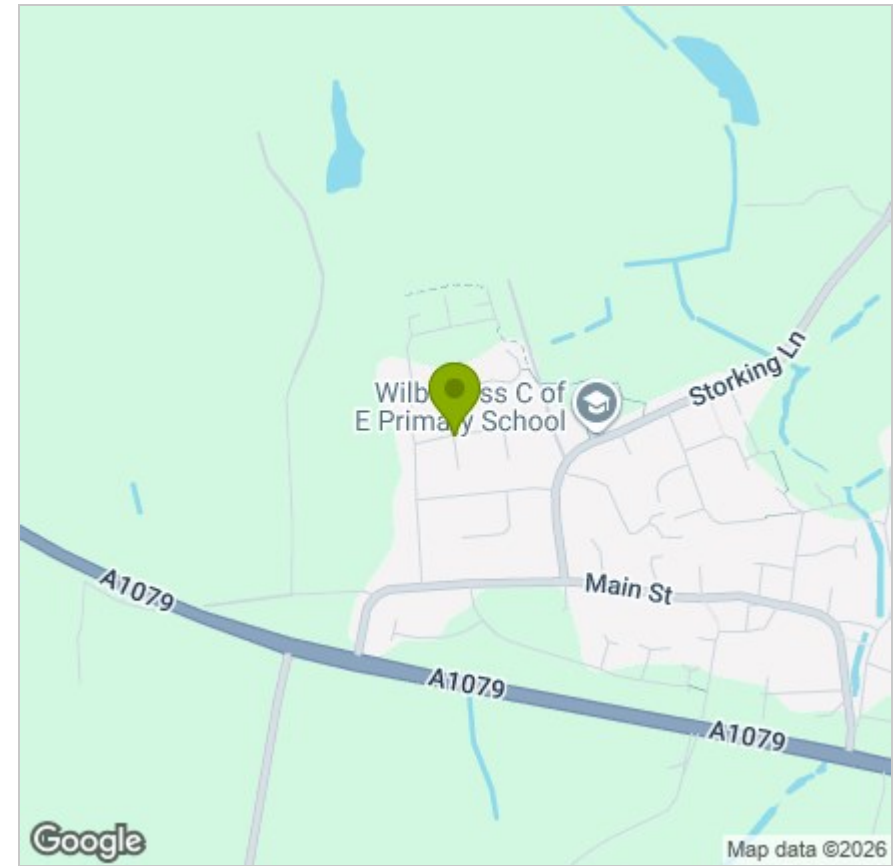
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# FLOOR PLAN



# LOCATION



## EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			<b>77</b>
(55-68) <b>D</b>		<b>65</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

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