



Main Street, Wheldrake, York £250,000

A charming mid terrace property that has been immaculately meticulously maintained, enjoying 2 bedroom living accommodation with delightful rear garden and off street parking.



Accommodation

The property fronts onto the Main Street of Wheldrake and as such offers quick and easy access to the A19 York to Selby road as well as the A64 dual carriageway.

Wheldrake remains one of York's most sought-after village locations with the property being of certain interest to both professional couples, small families and retirees.

Internally the property is entered at the front into a spacious living room having an open fireplace set on a quarry tiled hearth with exposed brick surround. The living room includes a television aerial point, electric heater and coved cornices.



Positioned centrally is the kitchen which has a range of built in pine-based units to three sides with laminated worktops and inset stainless steel sink unit. There is an additional range of matching high-level storage and display cupboards with tiled splashbacks. The kitchen includes a built in Hotpoint electric oven with 4-point AEG hob unit and extractor fan. There is plumbing for an automatic washing machine in addition to a fitted breakfast bar, tiled flooring and built in understairs storage cupboard.

The inner hall houses the staircase which leads to the first-floor accommodation. The recess provides space for a freestanding fridge freezer unit.



One of the feature rooms of the property is the garden room which forms part of the property's skilful rear extension. The garden room has twin double glazed Velux roof lights, electric heater, television aerial point and double glazed bi-fold doors leading out onto the gardens beyond.

The ground floor accommodation is completed by a house bathroom having a low flush w/c, pedestal wash hand basin and inset panelled bath with wall mounted Mira shower attachment and full height tile splashbacks. Heated towel rail and double-glazed Velux roof light.



To the first floor are two bedrooms the main bedroom of which is located at the front of the house having a range of built in bedroom furniture comprising a bank of wardrobes with central dressing table, chest of drawers and matching high level storage cupboards. Bedroom one houses the loft hatch.

Bedroom two is located at the rear and has a double fronted built in wardrobe.

To The Outside

The property fronts directly onto the Main Street of Wheldrake. To the rear is a driveway with gravelled hardstanding which provides off street parking for two motor vehicles.

The property's rear garden is rectangular in nature being low maintenance set across two levels.

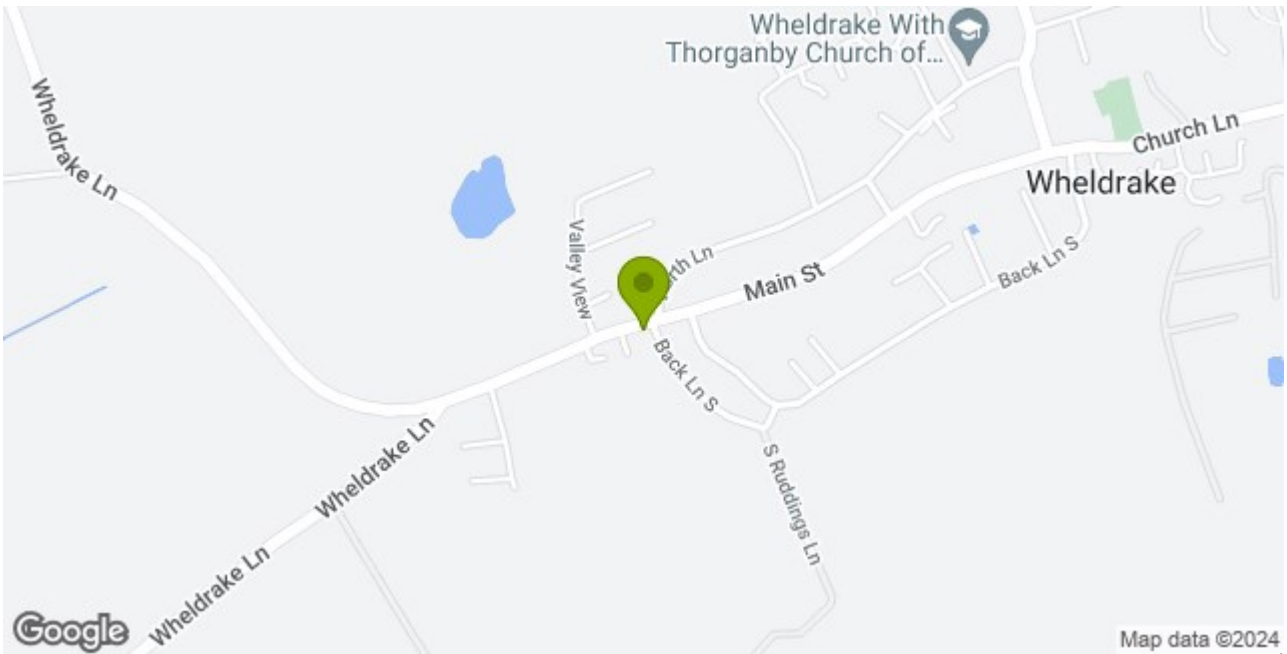


Directly to the rear of the property is a flagged patio which steps up onto a secondary patio with adjoining lawned garden with slate chipped bed. A timber built garden shed which is equipped with electric, is included within the sale. The rear garden is enclosed by fenced boundaries. The garden has been immaculately maintained over many years creating a delightful environment.

Main Street, Wheldrake, YO19 6AQ



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 718 SQ FT / 66.7 SQ M
 All measurements and fixtures including doors and windows are approximate and should be independently verified.
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