



## Main Street, Wheldrake, York Asking Price £575,000

\*\*\*\* SOUGHT AFTER VILLAGE \*\*\*\*

A substantial detached house featuring three downstairs reception rooms, a superb master suite and breakfast kitchen, positioned on a generous plot with integral double garage.



### Accommodation

This executive style detached family house looks out onto the Main Street of one of the region's most sought after village locations. The property offers substantial living accommodation set across two floors and crucially falls within the catchment area for the highly regarded Fulford Secondary School.

Internally the property is entered via a uPVC framed double glazed front door into a spacious reception hall having a turn staircase leading to the first floor accommodation with built in understairs storage cupboard. The hall includes a radiator, coved cornices and recess providing space for a freestanding desk or table.

Crucially there is a downstairs cloakroom having a low flush w/c, wash hand basin and radiator.

The principal reception room is an open plan living room having a Living Flame coal effect gas fire set on a marble hearth with crushed limestone surround. The lounge includes twin radiators, a Dado rail, coved cornices and television aerial point.

Beyond the lounge is a conservatory being of uPVC construction with surrounding casement windows and French doors leading out onto the rear garden beyond.

The property enjoys a separate dining room, currently used as a television and reading room with radiator and coved cornices.

The kitchen is located at the rear and has a range of built in base units to three sides with laminated worktops and inset polycarbonate sink unit. There is an additional range of matching high level storage cupboards with ceramic tile splashbacks. A floor mounted Rangemaster is available by separate negotiation. There is a brushed stainless steel extractor canopy and plumbing for an automatic dishwasher. The kitchen provides ample space for a freestanding breakfast table and benefits from tiled flooring and a double radiator.

The utility room has a kitchen matching range of high and low level storage cupboards with additional worktop and inset circular sink unit. The utility room provides plumbing for a washing machine and offers integral garage access in addition to a radiator and uPVC framed double glazed rear entrance door.

To the first floor are four spacious double bedrooms creating the ideal family environment.

The master bedroom is located at the rear having a bank of built in wardrobes with central dressing table recess. Coved cornices and radiator. There is an en-suite bathroom having a low flush w/c, wash hand basin and shower cubicle with wall mounted Aqualisa shower unit and full height waterproof panelled surround.

The remaining three bedrooms all benefit from coved cornices and radiators.

The landing houses the airing cupboard with hot water cylinder and electric immersion heater, and the internal accommodation is completed by a house bathroom having a low flush w/c and wash hand basis both set in a vanity surround. There is an inset bath and separate corner shower cubicle with full height tile splashbacks. Heated towel rail and radiator.

### To The Outside

The property is accessed directly off the Main Street of Wheldrake onto a substantial block paved front driveway and turning head which provides off street parking for numerous motor vehicles and which in turn gives access to the integral double garage which has twin up and over garage doors, electric light and power. The garage also houses the gas fired central heating boiler.

The property's front garden is L-shaped in nature being laid to lawn with hedged boundaries. Twin wrought iron gates give access down either side of the property through into the rear garden beyond.

One of the main features of the property is the enclosed rear garden which is generous in nature being laid to lawn with planted side and rear borders.

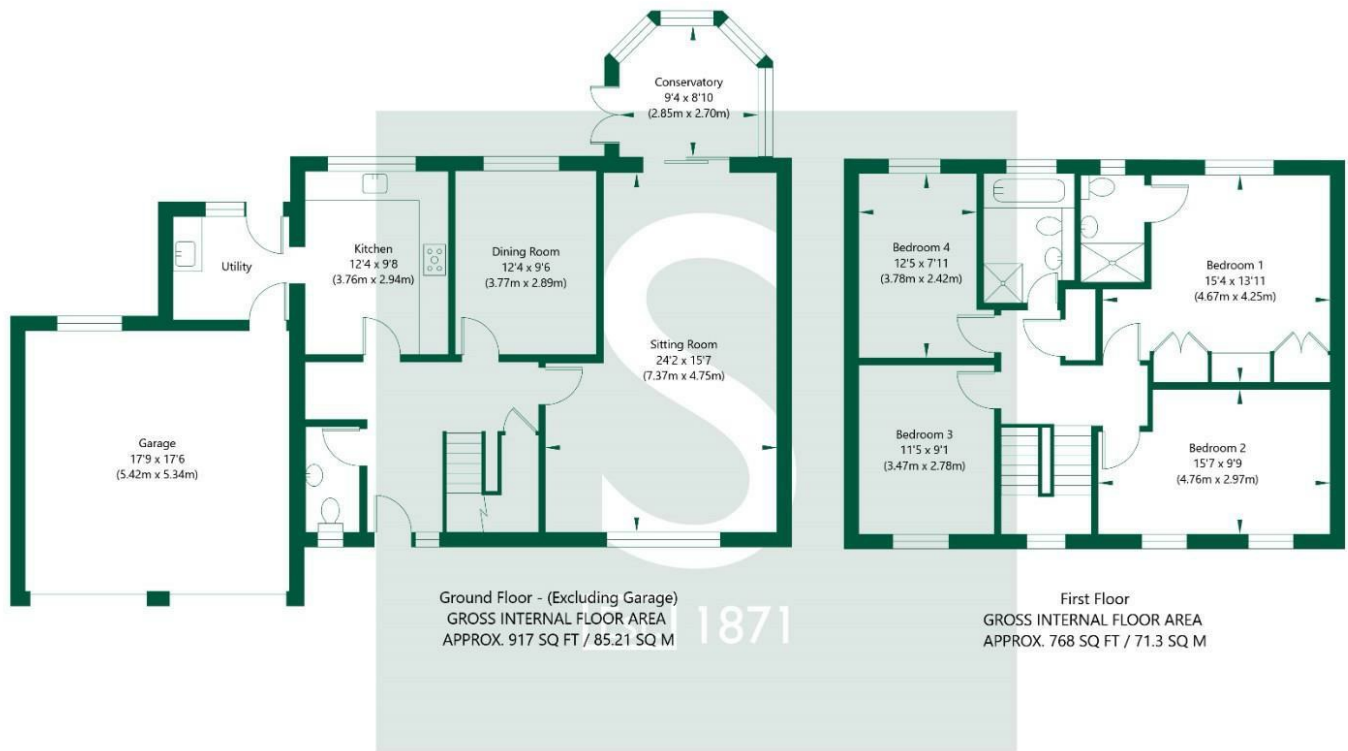
A flagged pathway runs across the rear elevation with stepping stones to a side barbeque patio.

The rear garden is enclosed to all sides by fenced boundaries and an outside water tap is located off the rear elevation.

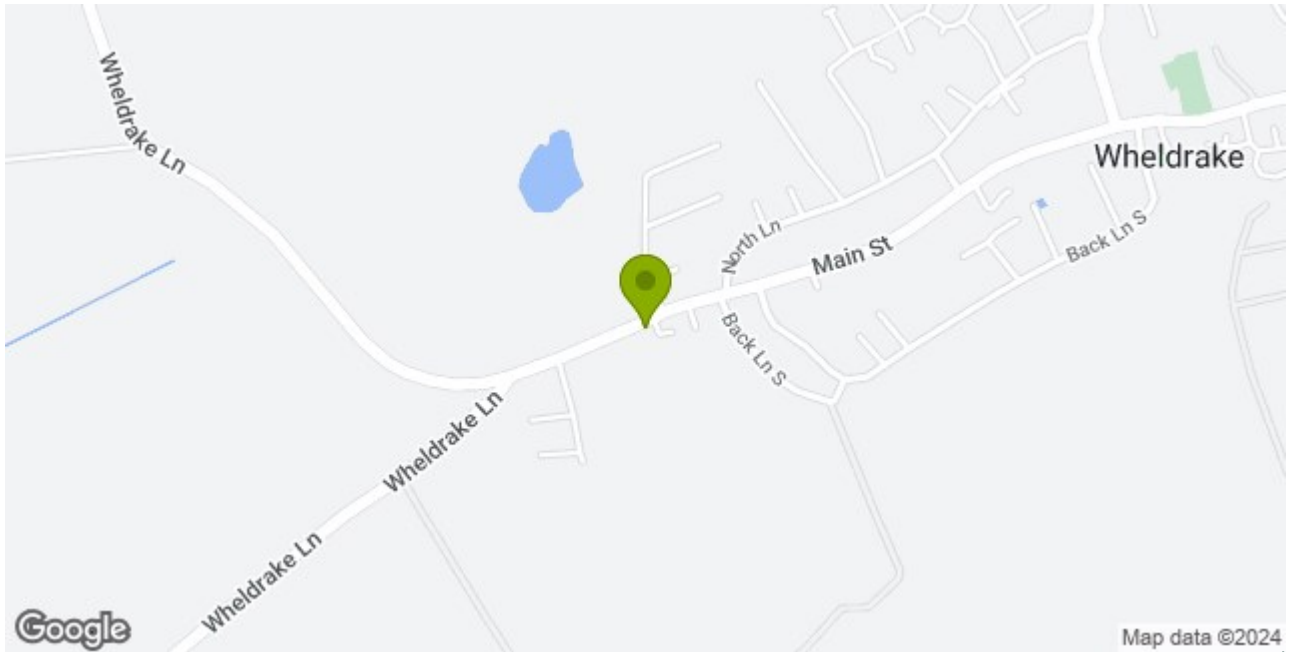
The property benefits from gas fired central heating throughout and double glazing and an early inspection is strongly recommended.



Main Street, Wheldrake, York, YO19 6AH



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
APPROXIMATE GROSS INTERNAL FLOOR AREA 1685 SQ FT / 156.51 SQ M - (Excluding Garage)  
All Measurements and fixtures including doors and windows are approximate and should be independently verified.  
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