



20, The Cranbrooks,
Wheldrake, YO19 6AZ
£495,000



AGENTS NOTES

For clarification, we wish to inform prospective purchasers that we have not carried out a detailed Survey, nor tested the services, appliances and specific fittings for this property.

VIEWING

By appointment with the Agent.

OPENING HOURS

9 am to 5.30 pm Monday to Friday and 9 am to 3 pm Saturday

PROPERTY VALUATION/SURVEY

Should you be purchasing a property through another Agent, we offer a full range of Survey reports including Homebuyer Reports, all offered at competitive prices with money saving initiatives. For further impartial advice ring 01759 304625 or e-mail surveys@clubleys.com

FREE VALUATIONS FOR SALE

If you are considering selling or letting your property, we offer a free, no obligation valuation service and would be pleased to discuss your individual requirements with you. Please ring 01430 874000 for further information or to arrange for one of our Valuers to call.

MORTGAGES

We are keen to stress the importance of seeking professional Mortgage advice and would recommend that an appointment be made to see Faye Rowland (Holmefield Financial Solutions), Mortgage and Protection Advisor by phoning her on 07540 536891 or e-mail Faye@holmefieldsolutions.co.uk or by contacting any member of staff. A broker fee of £199 will be charged on application. Your home may be repossessed if you do not keep up repayments on your mortgage. Holmefield Financial Solutions is an appointed representative of First Complete Ltd., which is authorised and regulated by the Financial Conduct Authority.

Please note that this floor plan is not to scale and is only intended as a guide to layout. All measurements provided are approximate and for guidance purposes only. If there is any point which is of a particular importance to you, please contact the office and we will be pleased to check the information, particularly if you contemplate travelling some distance to view the property.



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			81
(81-91) B			
(69-80) C			
(55-68) D		61	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Clubleys give notice that these particulars whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers or tenants should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Clubleys has the authority to make or give any representation or warranty in relation to the property.

Photograph disclaimer – In order to capture the features of a particular room we will mostly use wide angle lens photography. This will sometimes distort the image slightly and also has the potential to make a room look larger. Please, therefore, refer also to the room measurements detailed within this Brochure.

20 The Cranbrooks has been meticulously renovated with quality features throughout including a high quality Kitchenhause German kitchen with a host of superior integrated appliances, the dining kitchen is a good space leading to the elegant lounge. The sun lounge is off the main living area which provides a tranquil retreat filled with natural light. The master bedroom boasts fitted wardrobes with well equipped en-suite shower room, two additional bedrooms and house bathroom provide ample accommodation space. Situated on a generous corner plot location, the bungalow features lovely gardens to the front and rear complete with extensive patio seating area, lawned gardens with borders, large garden shed and greenhouse. The property offers a detached garage and ample driveway space for parking. In addition to the fitted shutters and high-quality fittings, the bungalow boasts oak engineered flooring enhancing its charm and durability. Conveniently located in the sought-after village of Wheldrake and falls within the catchment area of Fulford School, making it an ideal choice for families seeking quality education. We highly recommend scheduling a viewing to experience the splendour of this property first-hand. UPVC double glazed windows replaced April 2023. This property is Freehold. City of York Council - Council Tax Band E.



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ENTRANCE PORCH

0.94m x 4.15m (3'1" x 13'7")

Entrance porch brand new in April 2023. Entered via new composite side entrance door, PVCU windows, having tiled flooring and recess lighting.

ENTRANCE HALL

1.12m x 3.99m (3'8" x 13'1")

Engineered oak flooring, coving to ceiling, radiator, recess lighting and double doors leading to;

FITTED KITCHEN

5.03m x 2.78m (16'6" x 9'1")

Kutchenhaus German Kitchen installed in 2019 offering arrangement of floor and wall cupboards with working surfaces, glazed display unit under counter lighting, quooker tap with instant hot water, built in Miele oven, Miele induction hob with extractor hood over, integrated microwave, integrated dishwasher, integrated Bosch washing machine, fridge/freezer, designer radiator, oak engineered flooring, double glazed window to the front and side elevation with fitted shutters.

Opening to;

LOUNGE

3.51m x 5.42m (11'6" x 17'9")

Double glazed window to the front elevation with fitted shutters, engineered oak flooring, recess lighting, coving to ceiling and radiator.

SUN ROOM

2.42m x 5.13m (7'11" x 16'9")

Double glazed window to the front elevation with shutters, designer electric radiator, two lantern roof lights, oak engineered flooring and double doors to the rear elevation with shutters.

INNER HALLWAY

Access to the loft housing gas heating combination boiler, cupboard off and oak engineered flooring.

MASTER BEDROOM

3.42m x 3.19m excluding door recess (11'2" x 10'5" excluding door recess)

Sliding fitted wardrobes the centre being mirrored with fitted drawers, radiator and double glazed window to the front elevation.

EN-SUITE SHOWER ROOM

2.38m x 1.18m (7'9" x 3'10")

Fitted suite comprising walk in Mira digital shower,

vanity hand basin, low level WC, designer radiator, fitted mirror, fully tiled and laminate flooring.

BEDROOM TWO

2.75m x 3.45m (9'0" x 11'3")

Double glazed window to the rear elevation, coving to ceiling and radiator.

BEDROOM THREE

2.36m x 2.65m (7'8" x 8'8")

Double glazed window to the side elevation, recess lighting, coving to ceiling and radiator.

BATHROOM

1.80m x 2.91m (5'10" x 9'6")

Re-furbished fitted suite comprising bath with mixer tap and shower screen with side screen, vanity hand basin, low level WC with push button, fully tiled, laminate flooring, designer radiator and opaque double glazed window to the side elevation.

OUTSIDE

Long driveway leading to a detached garage and outside E.V charging point.
Lawned garden to the front with established borders. To the rear of the property is a landscaped lawned garden with extensive patio, pergola area, greenhouse with power, garden shed and further seating area.

DETACHED GARAGE

2.99m x 5.81m (9'9" x 19'0")

Having up and over door, power and light is connected.

ADDITIONAL INFORMATION

All double glazing and composite front door replaced in April 2023

APPLIANCES

None of the above appliances have been tested by the Agent.

SERVICES

Mains Water, Electricity, Gas. Telephone connection subject to renewal.

COUNCIL TAX

City of York Council - Council Tax Band E.

