






1 Dovecot Close Wheldrake
York, YO19 6ND
Guide Price £390,000

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A FABULOUS 4 BEDROOM DETACHED HOUSE SET IN THIS SOUGHT AFTER VILLAGE WITHIN FULFORD SCHOOL CATCHMENT AREA. The property has been updated and maintained to a high standard throughout to provide bright and spacious living accommodation comprising entrance hall, cloaks/WC, large living room, conservatory, dining kitchen with contemporary modern fitted units, landing, 4 bedrooms and bathroom/WC. To the outside there is a large driveway leading to a brick garage and to the rear a well tended garden with a decked area. An internal viewing is highly recommended.

Entrance Hall

Cloaks/WC

Living/Dining Room

Breakfast Kitchen

Conservatory

First Floor Landing

Bedroom 1

Bedroom 2

Bedroom 3

Bedroom 4

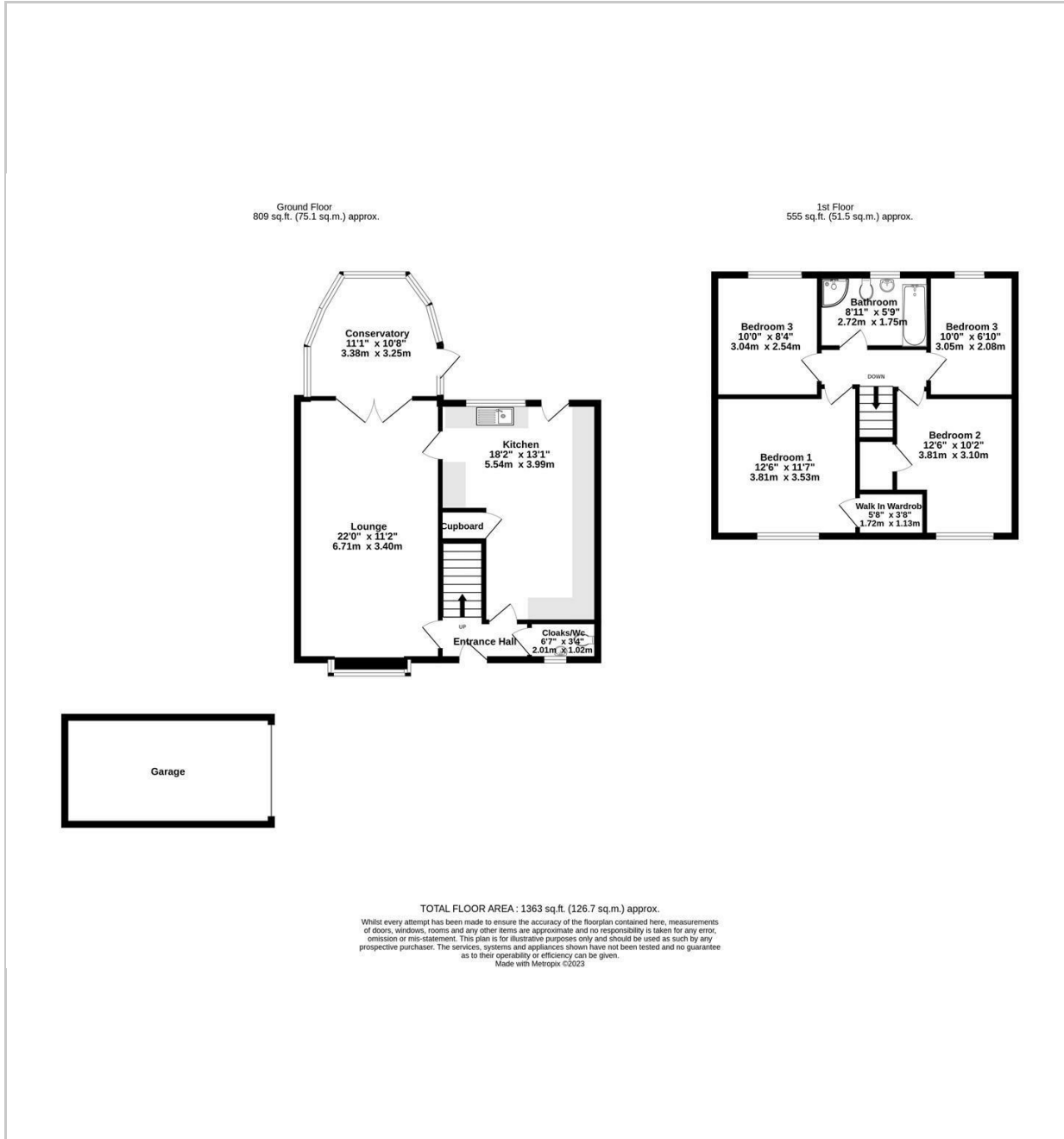
Bathroom

Rear Garden





FLOOR PLAN



LOCATION



EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			86
(69-80) C		69	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive	2002/91/EC	

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