

A BEAUTIFULLY PRESENTED 4 BEDROOM DETACHED HOUSE SET IN THIS HIGHLY SOUGHT AFTER VILLAGE WITHIN FULFORD SCHOOL CATCHMENT AND WITH EASY ACCESS INTO YORK CITY CENTRE. The property provides bright and spacious living accommodation with high quality internal fittings and comprises entrance hall, cloaks/w.c., living room, large open plan dining kitchen with contemporary units including integrated appliances, utility room, landing, master bedroom with ensuite shower room/w.c, guest bedroom with en-suite shower room, 2 further bedrooms, family bathroom/w.c. To the outside is an integral brick garage and a private rear garden. An internal viewing is highly recommended.

Hallway

Downstairs WC

Lounge

Kitchen/Dining

Utility Room

Master Bedroom

En-suite

Bedroom 2

En-suite

Bedroom 3

Bedroom 4

Family Bathroom

Outside



















FLOOR PLAN LOCATION Ground Floor 633 sq.ft. (58.8 sq.m.) approx. 1st Floor 534 sq.ft. (49.6 sq.m.) approx. 610" x 4'4" 2.08m x 1.32m 6'0" x 5'2" (1.83m x 1.57m Wheldr With Thorganby Church of... Bedroom 3 9'8" x 8'9" 2.95m x 2.67m Church Ln Wheldrake Bedroom 1 15'5" x 7'2" 4.70m x 2.18m Bedroom 2 10'8" x 9'9" 3.25m x 2.97m Garage Google Map data @2024 **Energy Efficiency Rating** Potential Very energy efficient - lower running costs **EPC** (92 plus) A TOTAL FLOOR AREA: 1167 sq.ft. (108.4 sq.m.) approx. (69-80) Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee. (55-68) (39-54) (21-38) G Not energy efficient - higher running costs EU Directive **England & Wales**

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 should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

2002/91/EC