







18 Braithegayte Wheldrake
York, YO19 6TB
£400,000

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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 en-suite 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

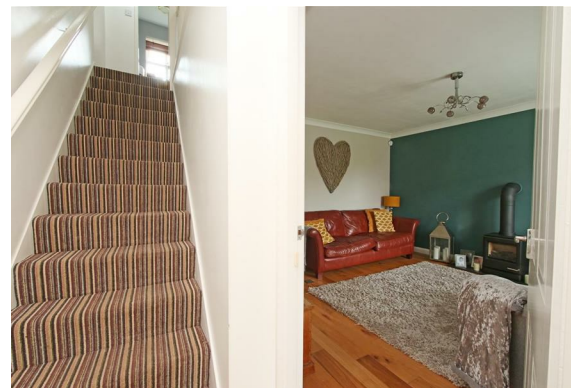
En-suite

Bedroom 3

Bedroom 4

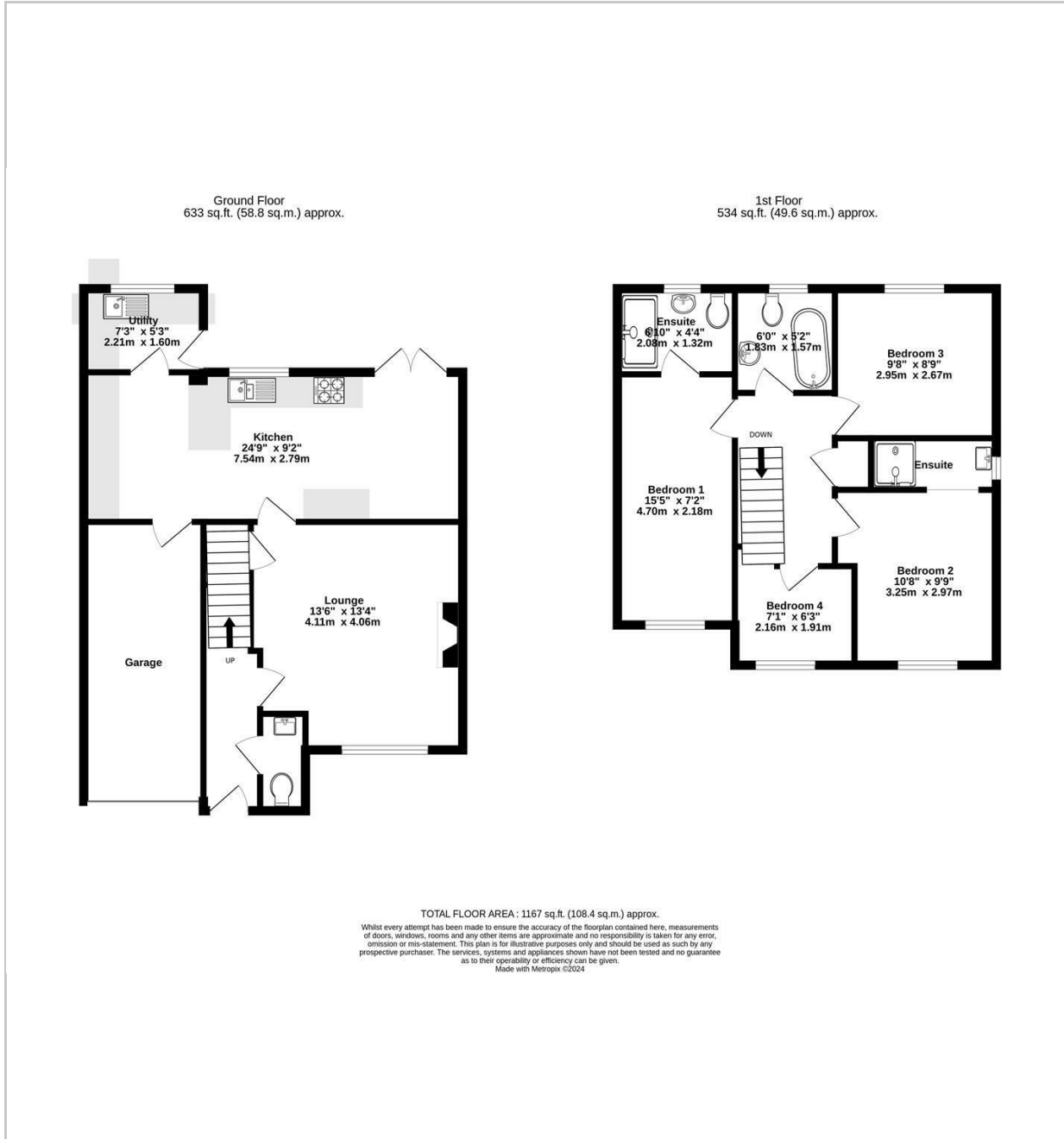
Family Bathroom

Outside





FLOOR PLAN



LOCATION



EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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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