







7 Derwent Park Wheldrake  
York, YO19 6AT  
**£2,000 Per Month**

 5  2  2 

**\*AVAILABLE NOW\***

A fabulous 5 bedroom detached house which is located within a cul-de-sac has just become available. This Unique property benefits from being close to the centre of this sought after village which is also with the Fulford school catchment area.

The property provides extremely spacious family living accommodation comprising hallway, cloaks/w.c., living room opening to a further sitting/dining room, large dining kitchen with fitted units and complimentary work surfaces, conservatory, master bedroom with en-suite shower room/w.c., 4 further bedrooms and a family bathroom/w.c.

To the outside is a driveway which leads to a 30' x 16' integral garage with gardens to 3 sides including a large south facing rear garden.

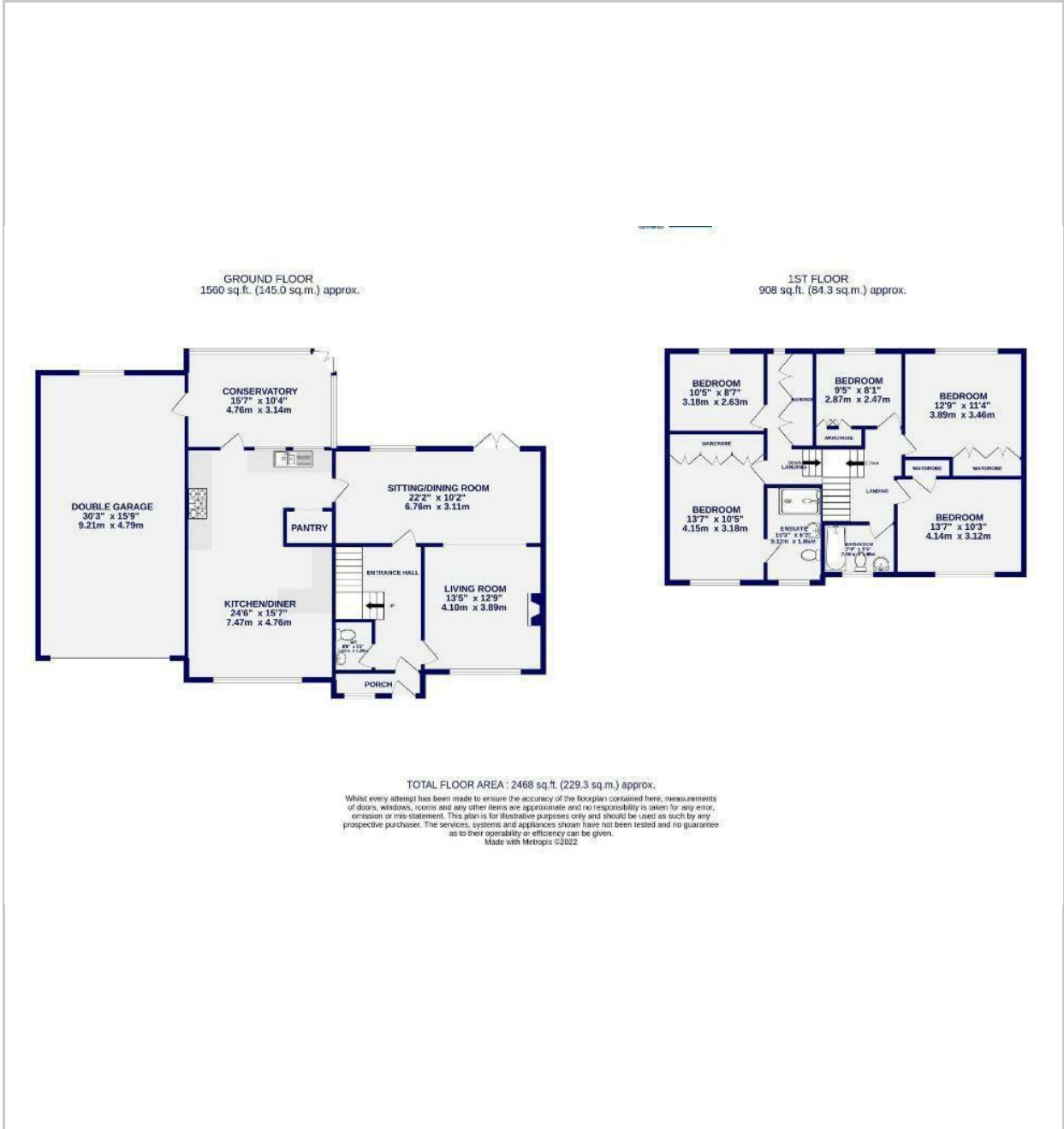
An internal viewing of this large family home is highly recommended.

Not suitable for pets, smokers or sharers  
EPC - D / Council tax - F





# FLOOR PLAN



# LOCATION



# EPC

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

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