



Main Street Wheldrake
York, YO19 6AH
Offers Over £600,000

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A STUNNING LARGE 4 BEDROOM DETACHED HOUSE SET ON THE MAIN STREET IN THIS SOUGHT AFTER VILLAGE WITHIN FULFORD SCHOOL CATCHMENT AND EASY ACCESS INTO YORK. The property has Solar panels and achieves an excellent EPC B rating, has been extended and maintained to a high standard and provides bright and spacious living accommodation comprising entrance hall, cloaks/WC, large sitting room, superb open plan sitting/dining room with bifold doors to garden and opening into the kitchen with full range of fitted units, utility room, landing, 4 double sized bedrooms (master with en-suite shower room/WC) and a family bathroom. To the outside is a front garden with driveway for at least 3 cars leading to an Integral brick garage incorporating an electric car charging point and a lawned rear garden. An internal viewing is strongly recommended.

Entrance Hallway

Lounge

22'6" x 11'7" (6.86m x 3.53m)

Kitchen

12'6" x 11'2" (3.81m x 3.40m)

Sitting/Dining Room

25'0" x 14'0" (7.62m x 4.27m)

Utility Room

9'3" x 5'5" (2.82m x 1.65m)

Landing

Bedroom

12'8" x 10'11" (3.86m x 3.33m)

Bedroom

14'0" x 11'4" (4.27m x 3.45m)

Bedroom

13'4" x 11'7" (4.06m x 3.53m)

Bedroom

14'0" x 9'7" (4.27m x 2.92m)

Bathroom

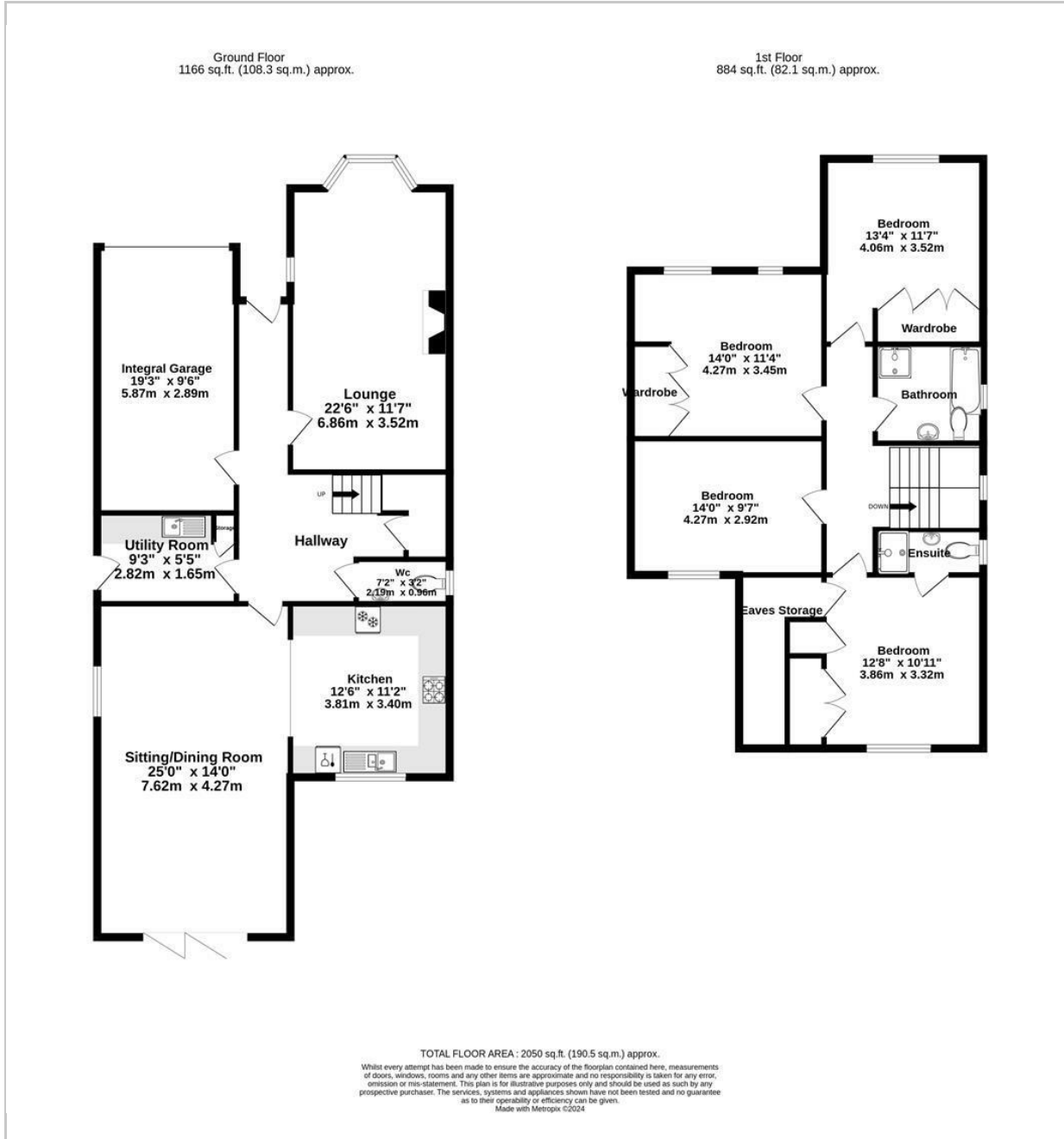
Integral Garage



19'3 x 9'6 (5.87m x 2.90m)



FLOOR PLAN



LOCATION



EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		91	91
(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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