



26 Braithegayte Wheldrake
York, YO19 6TB
Offers Over £230,000

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THIS MODERN 2 BEDROOM SEMI DETACHED HOUSE HAS A GOOD SIZED SOUTH-WEST FACING REAR GARDEN AND IS SET IN A CUL-DE-SAC WITHIN THIS SOUGHT AFTER VILLAGE CONVENIENT FOR LOCAL AMENITIES AND WITH EASY ACCESS INTO YORK. The property which has the benefit of gas central heating and uPVC double glazing provides bright and well presented living accommodation comprising entrance hall, lounge, dining kitchen with fitted units and French doors to garden, first floor landing, 2 double sized bedrooms and a three piece bathroom suite. To the outside is a front garden and driveway whilst to the rear is a good sized rear garden. An internal viewing is highly recommended.

Entrance Hall

Lounge

15'10 x 12'7 (4.83m x 3.84m)

Kitchen Diner

12'7 x 8'7 (3.84m x 2.62m)

First Floor Landing

Bedroom 1

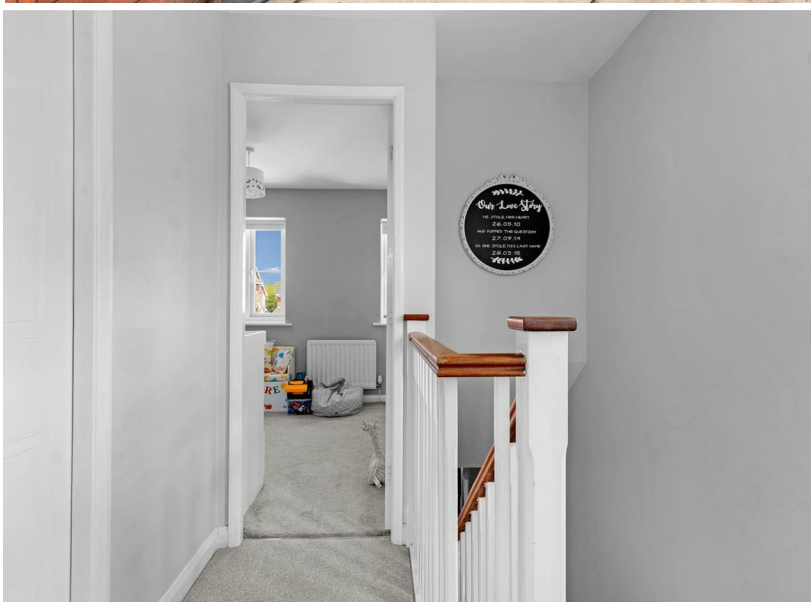
12'7 x 9'3 (3.84m x 2.82m)

Bedroom 2

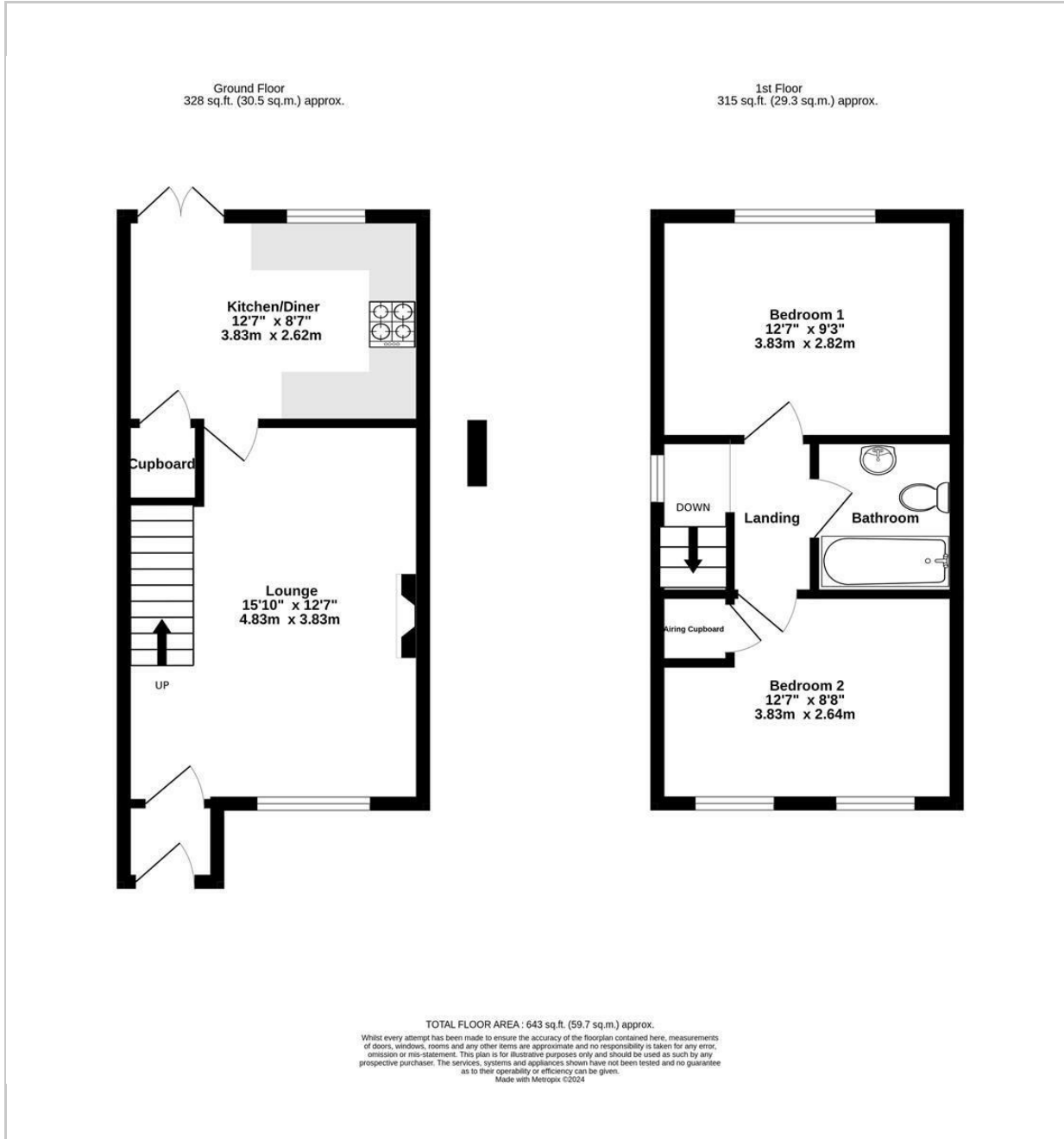
12'7 x 8'8 (3.84m x 2.64m)

Bathroom





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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