

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 Ground Floor 328 sq.ft. (30.5 sq.m.) approx. 1st Floor 315 sq.ft. (29.3 sq.m.) approx. Kitchen/Diner Bedroom 1 12'7" x 8'7" 3.83m x 2.62m 12'7" x 9'3" 3.83m x 2.82m Thorganby Church of... Wheldrake Landing Bathroom Lounge 15'10" x 12'7" 4.83m x 3.83m Bedroom 2 12'7" x 8'8" 3.83m x 2.64m Google Map data @2024 **Energy Efficiency Rating** Potential Very energy efficient - lower running costs **EPC** (92 plus) A 86 69 (69-80) (55-68) (39-54) (21-38) TOTAL FLOOR AREA: 643 sq.ft. (59.7 sq.m.) approx. whilst every attempt has been made to ensure the accuracy of the footpals contained here, measurements of doors, windows, rooms and any other terms are approximate and no responsibility is taken for any error, and any other terms are approximate and no responsibility is taken for any error, and other terms are approximate and no repossibility is taken for any error, and other contained to the c G Not energy efficient - higher running costs EU Directive

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