




34 The Ruddings Wheldrake
York, YO19 6BP
£550,000

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A STUNNING 4 BEDROOM DETACHED BUNGALOW SET IN LARGE GARDENS WITHIN THIS HIGHLY SOUGHT AFTER VILLAGE IN FULFORD SCHOOL CATCHMENT AREA AND WITH EASY ACCESS INTO THE CITY CENTRE. The property has been extended and maintained to a high standard to provide extremely spacious family living space comprising entrance hall, living room, dining room, large living kitchen with french doors to garden, utility room, 4 double bedrooms including two en suite, family bathroom/w.c. Front garden with driveway to a brick garage. Large private lawned rear garden with patio areas, vegetable plot and stores. AN INTERNAL VIEWING IS STRONGLY RECOMMENDED TO APPRECIATE THE SIZE OF ACCOMMODATION ON OFFER.

Location

Wheldrake is a popular community with local primary school, village hall, local pub, village supermarket and post office and local deli/coffee shop. Within Fulford school catchment with provided bus transport for pupils and also local transport with buses into York city centre.

Property

The property has the benefit of gas central heating and upvc double glazing plus 18 solar panels which help to provide minimal heating bills. The large rear garden has stores including a workshop, shed and greenhouse.

Hall

Utility Room

8'3" x 5'4" (2.54m x 1.64m)
Fitted wall and base units

Living Room

16'9" x 14'7" (5.13m x 4.45m)
Large bright sitting room with window to front, archway leading to;





Dining Room

12'9" x 12'6" plus recess (3.9m x 3.82m plus recess)

Good sized formal dining space with two velux windows

Living Kitchen

23'9" x 13'6" (7.26m x 4.14m)

Superb large open plan kitchen with quality fitted units including a breakfast bar, integrated appliances include double electric oven, 5 ring gas hob, microwave, dishwasher and wine fridge. Stunning large roof light and french doors to garden

Master Bedroom

23'9" x 11'8" (7.26m x 3.58m)

Large master bedroom with french doors to garden and window to side plus en suite shower room/w.c.

Bedroom 2

14'7" x 9'3" (4.47m x 2.84m)

Good sized guest bedroom with window to rear and en suite shower room/w.c

Bedroom 3

12'4" x 9'3" (3.76m x 2.84m)

Double sized bedroom with window to front

Bedroom 4

12'0" x 10'4" (3.66m x 3.15m)

Double sized bedroom with window to side

Family Bathroom

7'4" x 5'6" (2.24m x 1.68m)

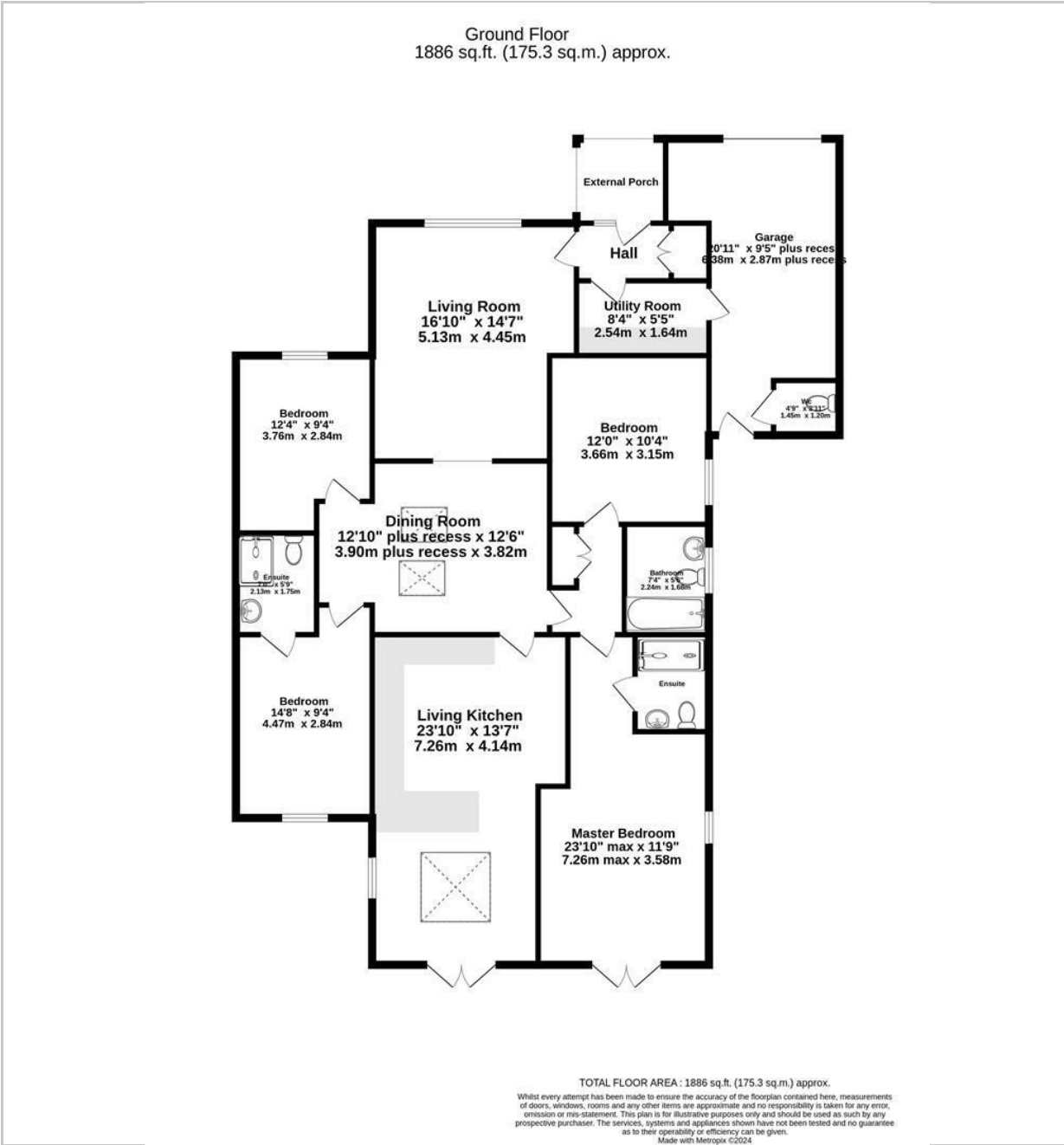
Modern three piece suite in white, window to side

Garage with WC

20'11" x 9'4" (6.38m x 2.87m)



FLOOR PLAN



LOCATION



EPC

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

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