





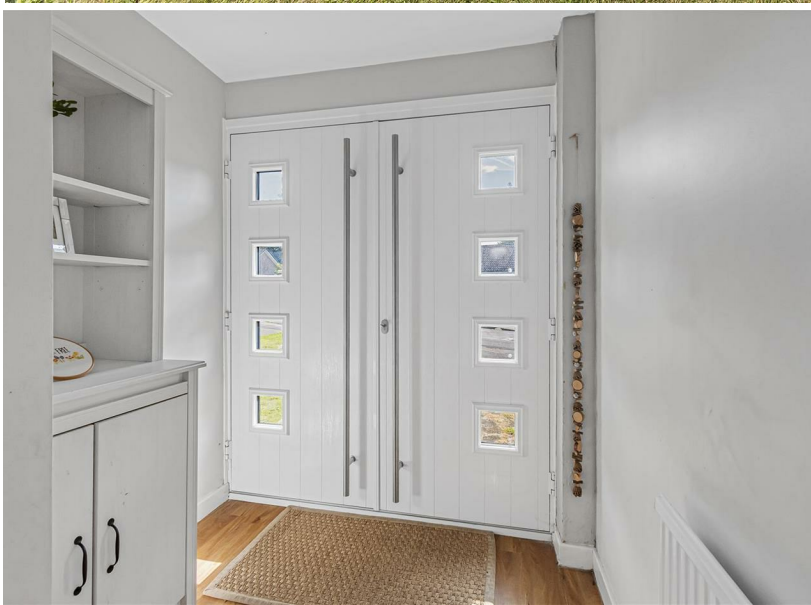


2 Valley View Wheldrake
York, YO19 6AJ
Offers Over £350,000

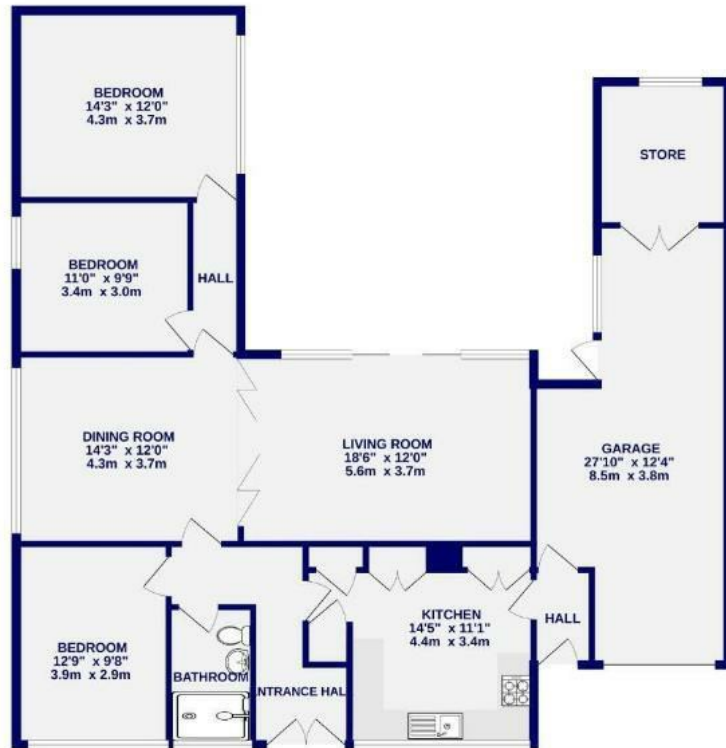
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NO ONWARD CHAIN. A DECEPTIVELY LARGE 3 BEDROOM DETACHED BUNGALOW SET IN GOOD SIZED GARDENS WITHIN THIS HIGHLY SOUGHT AFTER VILLAGE WITHIN FULFORD SCHOOL CATCHMENT AND WITH EASY ACCESS TO THE CITY CENTRE. Providing extremely spacious living accommodation the property has a large attached brick garage giving potential for further living space. With the benefit of gas central heating and double glazing the property comprises entrance hall, large living room with doors leading to a separate dining room, breakfast kitchen, 3 double sized bedrooms, bathroom/w.c. Front garden with driveway. Large private rear garden. An internal viewing is recommended to appreciate the size of accommodation on offer. PRICED TO SELL.





FLOOR PLAN



TOTAL FLOOR AREA: 1406 sq ft (130.0 sq m.) approx.
 Whilst every effort has been made to ensure the accuracy of the description contained herein, measurements of rooms, windows, doors and any other fittings are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should not be used as a guide by any prospective purchaser. The vendor, agent's and applicants herein have not been asked to guarantee as to the accuracy or reliability of the same.
 Note: WFT 02/2022

LOCATION



EPC

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

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.