



1a Main Street Wheldrake  
York, YO19 6AH  
Guide Price £450,000



**FABULOUS INDIVIDUAL 4 BEDROOM DETACHED HOUSE SET ON THE PRETTY MAIN STREET OF THIS POPULAR VILLAGE** within the Fulford catchment and with easy access to the A64 and into the city centre. The property has been recently upgraded to a high standard by the present owners to provide bright and tastefully presented living accommodation plus with the added benefit of triple glazing throughout. It fully comprises hallway, cloaks/WC, large sitting room, superb open plan dining kitchen with French doors to garden, utility room, landing, master bedroom with en-suite shower room/WC, 3 further bedrooms and a family bathroom/WC. To the outside is a driveway leading to a large single brick garage whilst to the rear is a private south west facing lawned garden. AN INTERNAL VIEWING OF THIS ATTRACTIVE FAMILY HOME IS STRONGLY RECOMMENDED.

### Entrance Hall

Spindle staircase to first floor, cloaks cupboard, under stairs storage cupboard, radiator. Panelled doors to;

### Cloaks/WC

uPVC triple glazed window to front, vanity unit housing wash hand basin, low level WC.

### Living Room

20' 6" x 11' 5" (6.10m 1.83m x 3.35m 1.52m)  
Large family living room with uPVC triple glazed windows to front and rear, two radiators, TV point, power points. Carpet.

### Dining Kitchen

20' 6" x 12' 4" (6.10m 1.83m x 3.66m 1.22m )  
Dining area with uPVC triple glazed windows to front, two radiators, power points. Kitchen area with full range of modern fitted units comprising sink unit with cupboards below, base units with cupboards and drawers, matching wall units, granite work surfaces, central island with breakfast bar, gas cooker point, power points, uPVC triple glazed sliding doors to rear garden.







### Utility Room

7' 5" x 5' 4" (2.13m 1.52m x 1.52m 1.22m)  
uPVC triple glazed door to garden, plumbing for automatic washing machine and space for dryer, base and wall units, sink unit, power points.

### Landing

Spindle balustrade. Carpet. Beech doors leading to;

### Bedroom 1

14' 2" x 11' (4.27m 0.61m x 3.35m)  
uPVC triple glazed windows to front and side, radiator, power points. Carpet. Panelled door;

### En-Suite Shower Room

High quality fittings comprising large walk in shower, vanity unit housing wash hand basin, low level WC, uPVC triple glazed window to side, fully tiled walls. Tiled floor.

### Bedroom 2

11' 5" x 10' 1" (3.35m 1.52m x 3.05m 0.30m)  
uPVC triple glazed window to front, radiator, power points. Carpet.

### Bedroom 3

10' x 8' 6" (3.05m x 2.44m 1.83m)  
uPVC triple glazed window to side, radiator, power points. Carpet.

### Bedroom 4

10' 5" x 7' 9" (3.05m 1.52m x 2.13m 2.74m)  
uPVC triple glazed window to front, radiator, power points. Carpet.



### Bathroom

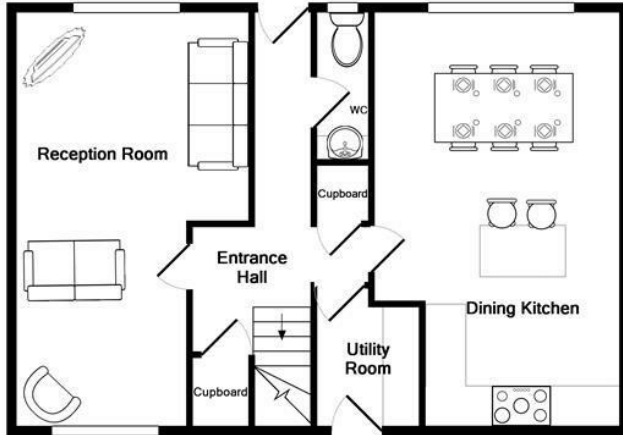
Quality suite comprising P-shaped bath with mains operated shower and shower screen, vanity unit housing wash hand basin, WC, uPVC triple glazed velux window to rear, fully tiled walls and flooring, chrome towel rail/radiator.

### Outside

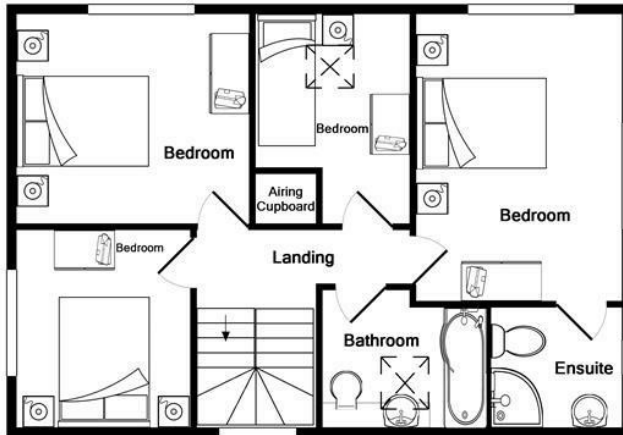
Front garden with flower borders, brick boundary wall, driveway leading to an attached brick garage (17'8 x 9'5) with up and over door, gas central heating boiler, power points. Attractive south-west facing rear garden set to lawn with flower borders shrubs and bushes.



## FLOOR PLAN



Ground Floor  
Approx. Floor  
Area 625 Sq.Ft.  
(58.1 Sq.M.)

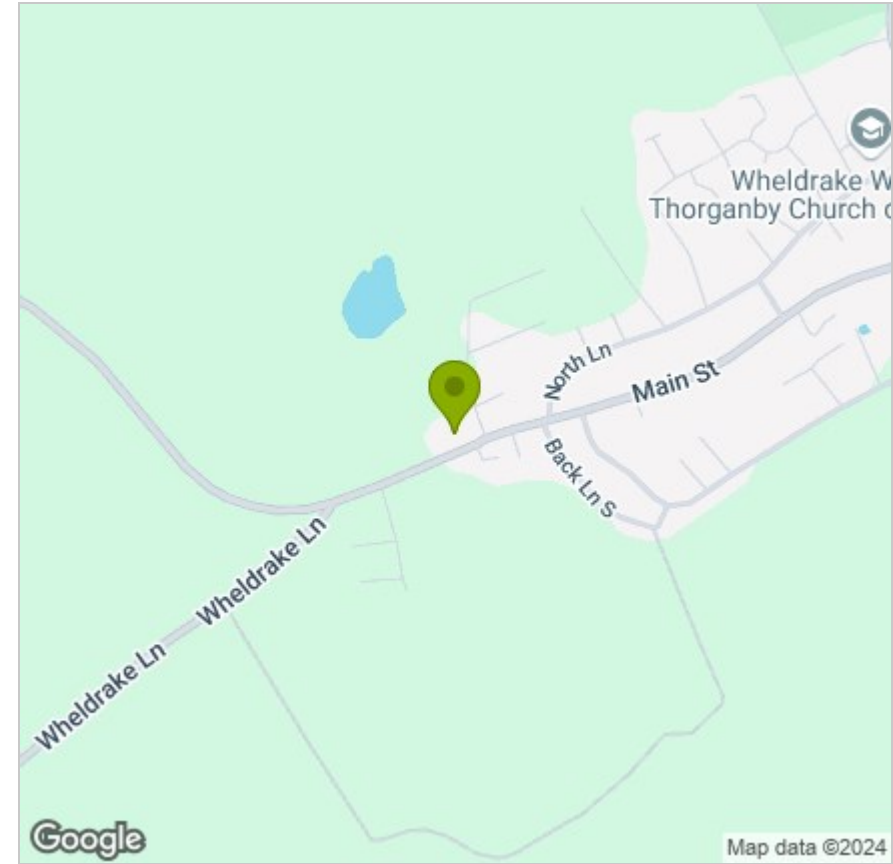


1st Floor  
Approx. Floor  
Area 628 Sq.Ft.  
(58.3 Sq.M.)

Total Approx. Floor Area 1253 Sq.Ft. (116.4 Sq.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## LOCATION



## EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			<b>85</b>
(69-80) <b>C</b>		<b>73</b>	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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