



13 Valley View Wheldrake
York, YO19 6AJ
Guide Price £400,000

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A LARGE DETACHED BUNGALOW WITH A LARGE GARDEN AND OPEN ASPECT TO THE REAR SET IN THIS HIGHLY SOUGHT AFTER VILLAGE TO THE SOUTH OF YORK. Within Fulford school catchment and easy access into the city centre the property provides extremely spacious living accommodation with the benefit of gas central heating and upvc double glazing and comprises entrance hall, large living room with patio doors to rear garden, dining kitchen, 4 double sized bedrooms, bathroom/w.c and additional shower room/w.c. Attached brick garage with utility area. Lots of potential to extend at the rear. An internal viewing is recommended.

Entrance Hallway

Lounge
19'6" x 12'11" (5.95m x 3.96m)

Kitchen
14'6" x 10'9" (4.44m x 3.28m)

Bedroom 1
14'3" x 14'0" (4.35m x 4.29m)

Shower Room

Bedroom 2
11'11" x 10'9", (3.65m x 3.30m,)

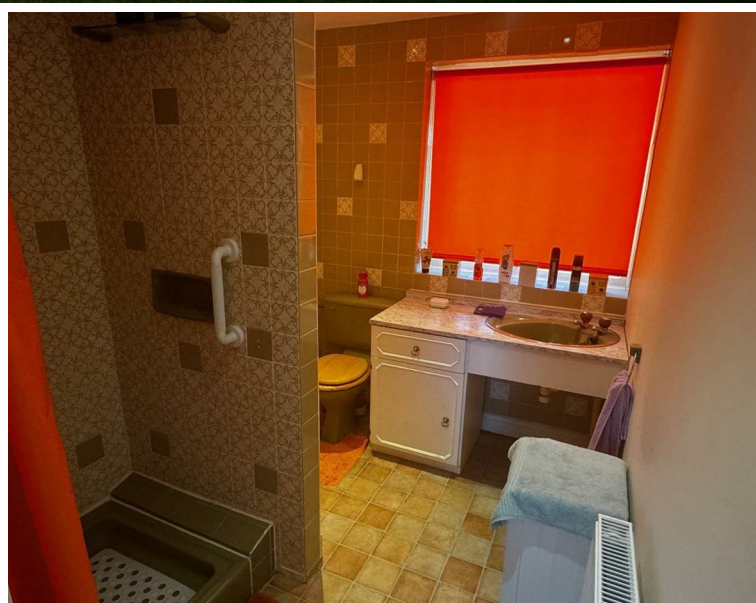
Bedroom 3
10'9" x 10'1" (3.30m x 3.09m)

Bedroom 4
11'9" x 9'9" (3.59m x 2.98m)

Bathroom
8'10" x 5'10" (2.70m x 1.78m)

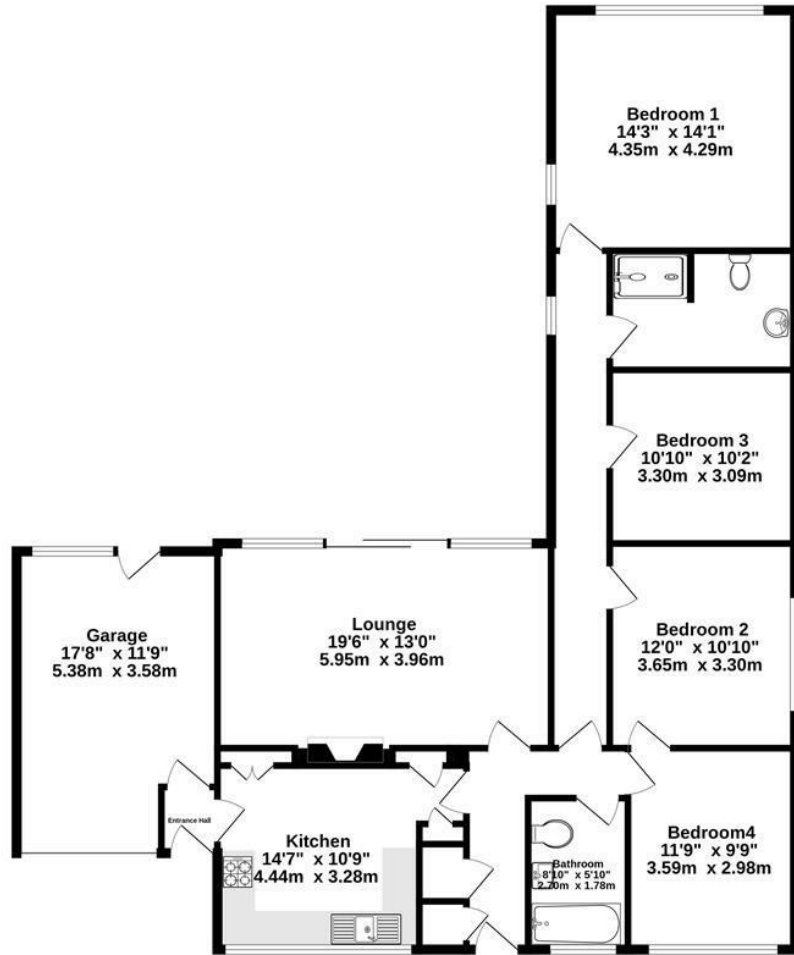
Garage
17'7" x 11'8" (5.38m x 3.58m)





FLOOR PLAN

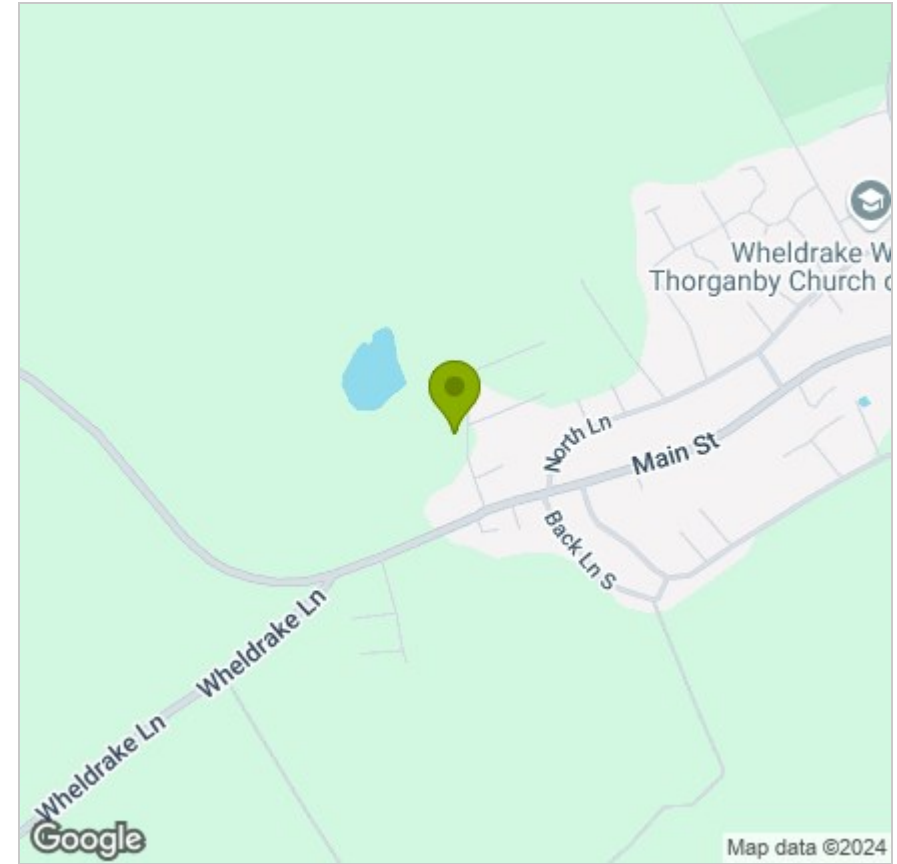
Ground Floor
1446 sq.ft. (134.3 sq.m.) approx.



TOTAL FLOOR AREA : 1446 sq.ft. (134.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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) A			
(81-91) B			82
(69-80) C			
(55-68) D		55	
(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.

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