

\*\*SUPERB 3 BEDROOM DETACHED HOUSE IN POPULAR VILLAGE ON THE OUTSKIRTS OF YORK\*\*

Set in a quiet cul-de-sac position in this sought after village within Fulford School catchment, giving easy access to the A64 and into York city centre. The property comprises of lounge/dining room with French doors leading to a bright conservatory.

There is a modern kitchen with full range of fitted units and matching island. Upstairs there are 3 double bedrooms and a recently fitted family bathroom. New carpets and flooring have recently been added. The property benefits from a large rear garden.

The property would be perfect for a family or up to two professional sharers who are looking for a village location.

A viewing is highly recommended to truly appreciate this property.

Council Tax Band C

**EPC** Rating B















## **FLOOR PLAN LOCATION** Bedroom 3 Conservatory 9'2 x 8'6 12' x 10' 2.8m x 2.6m Bedroom 1 3.7m x 3.1m 12'8 x 8'10 3.9m x 2.7m Wheldrake With Thorganby Church of... Landing Airing Sitting Room Cupboard 18'1 x 11'6 5.5m x 3.5m Wheldrake Bathroom Bedroom 2 8'2 x 6'2 12' x 8'2 2.5m x 1.9n 3.7m x 2.5m Kitchen Garage 1st Floor 12'9 x 9'7 max 17'9 x 8'6 Approx. Floor 3.9m x 2.9m max 5.4m x 2.6m Area 427 Sq.Ft (39.7 Sq.M.) Coogle Map data @2024 **Energy Efficiency Rating** Potential Very energy efficient - lower running costs **EPC** (92 plus) A (69-80) (55-68) Ground Floor Approx. Floor (39-54) Area 595 Sq.Ft. (55.2 Sq.M.) (21-38) Total Approx. Floor Area 1022 Sq.Ft. (95.0 Sq.M.)

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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

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**EU Directive** 

2002/91/EC

Not energy efficient - higher running costs

**England & Wales**