





12 Raker Close Wheldrake
York, YO19 6NE
£1,495 PCM

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****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.

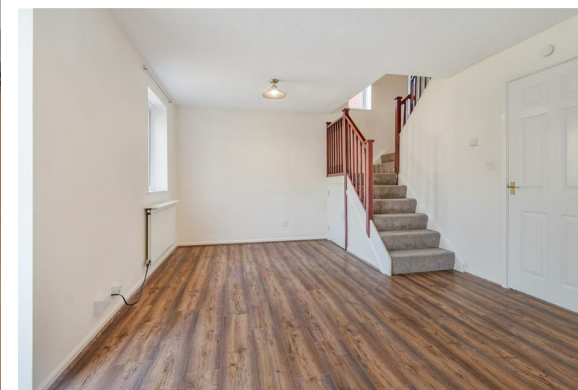
There is a modern kitchen with full range of fitted units and matching island. Upstairs there are 3 double bedrooms and a recently fitted family bathroom. New carpets and flooring have recently been added. The property benefits from a large rear garden.

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.

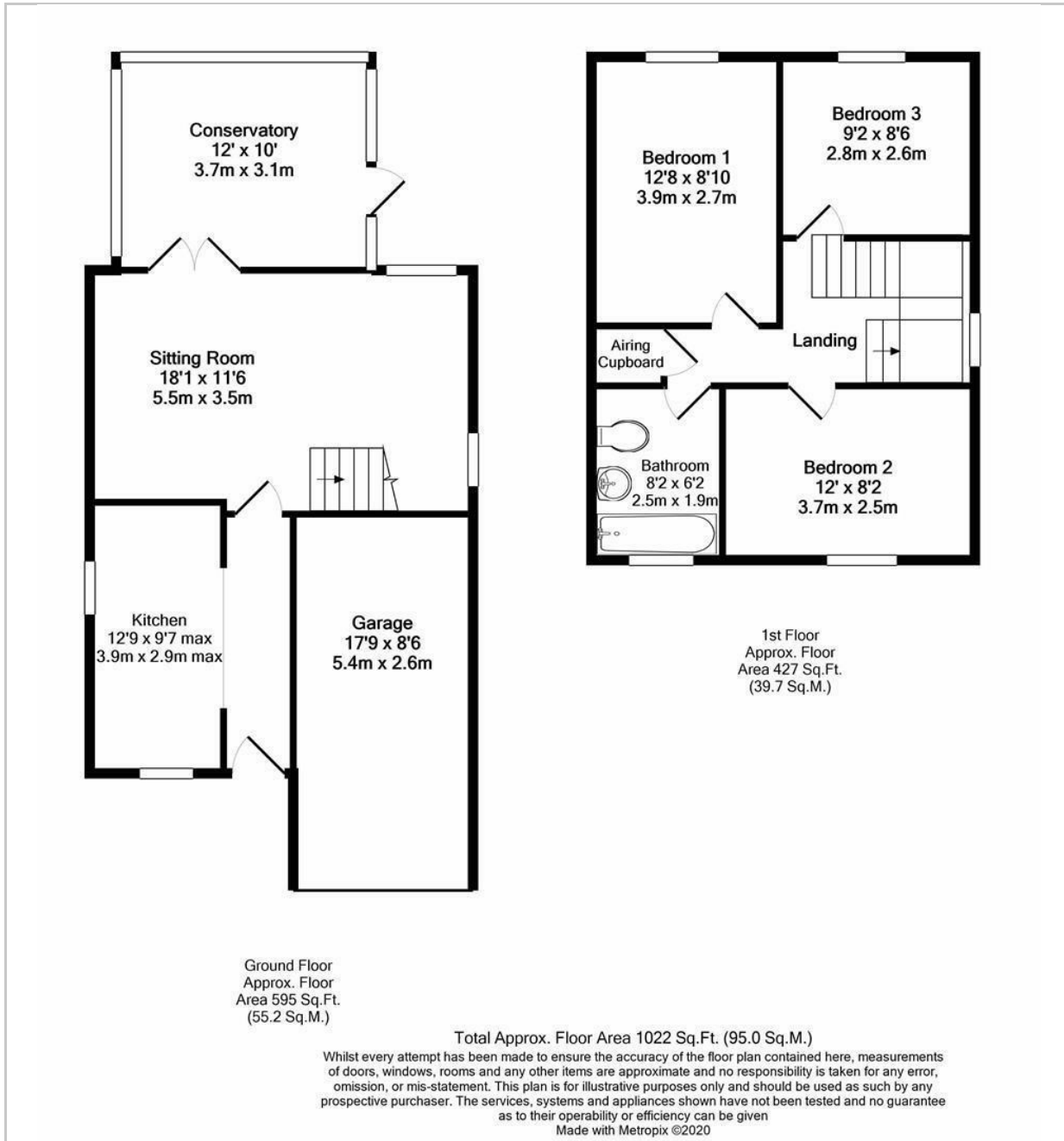
Council Tax Band C

EPC Rating B






FLOOR PLAN



LOCATION



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 	

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