



33 The Cranbrooks Wheldrake  
York, YO19 6AZ  
**£325,000**

 3  1  2  D

A QUALITY THREE BEDROOM DETACHED BUNGALOW IN A CUL-DE-SAC POSITION WITHIN THIS SOUGHT AFTER VILLAGE. Upgraded and maintained by the current Vendors to a high standard throughout, Churchills are delighted to offer for sale this superb home benefitting from modern central heating, uPVC double glazing and internal Oak doors. The bright and spacious accommodation comprises entrance hallway, 18ft lounge, dining room, fully fitted kitchen, large principal bedroom, two further bedrooms and a recently fitted bathroom suite. To the outside is a gated driveway providing ample off street parking, secure gate leading to a detached single garage with power and lighting whilst to the rear is a landscaped garden with lawn and timber deck as well as flower borders. Wheldrake is a thriving community village with easy access to the A64 as well as being within Fulford School catchment. An accompanied viewing is highly recommended to appreciate this impressive property.



### Entrance Hallway

Entrance door, loft access, single panelled radiator, cupboard. Luxury vinyl tiling.



### Lounge

uPVC windows to front and side, double panelled radiator, TV point, power points, Carpet.

### Dining Room

uPVC window to side, double panelled radiator, power points, Carpet.

### Kitchen

uPVC window to front, modern Shaker wall and base units with counter tops, inset sink and draining board with mixer tap, built in oven and hob, integrated fridge freezer, dishwasher, washing machine and microwave, power points. Luxury vinyl tiling.



### Bedroom 1

uPVC window to rear, double panelled radiator, power points. Carpet.





### **Bedroom 2**

uPVC window to rear, single panelled radiator, power points. Carpet.

### **Bedroom 3**

uPVC window to side, single panelled radiator, power points. Carpet.

### **Bathroom**

Opaque uPVC window to side, panelled bath with large shower head over, wash hand basin, low level WC, towel rail/radiator, extractor fan, tiled walls. Tiled flooring.

### **Outside**

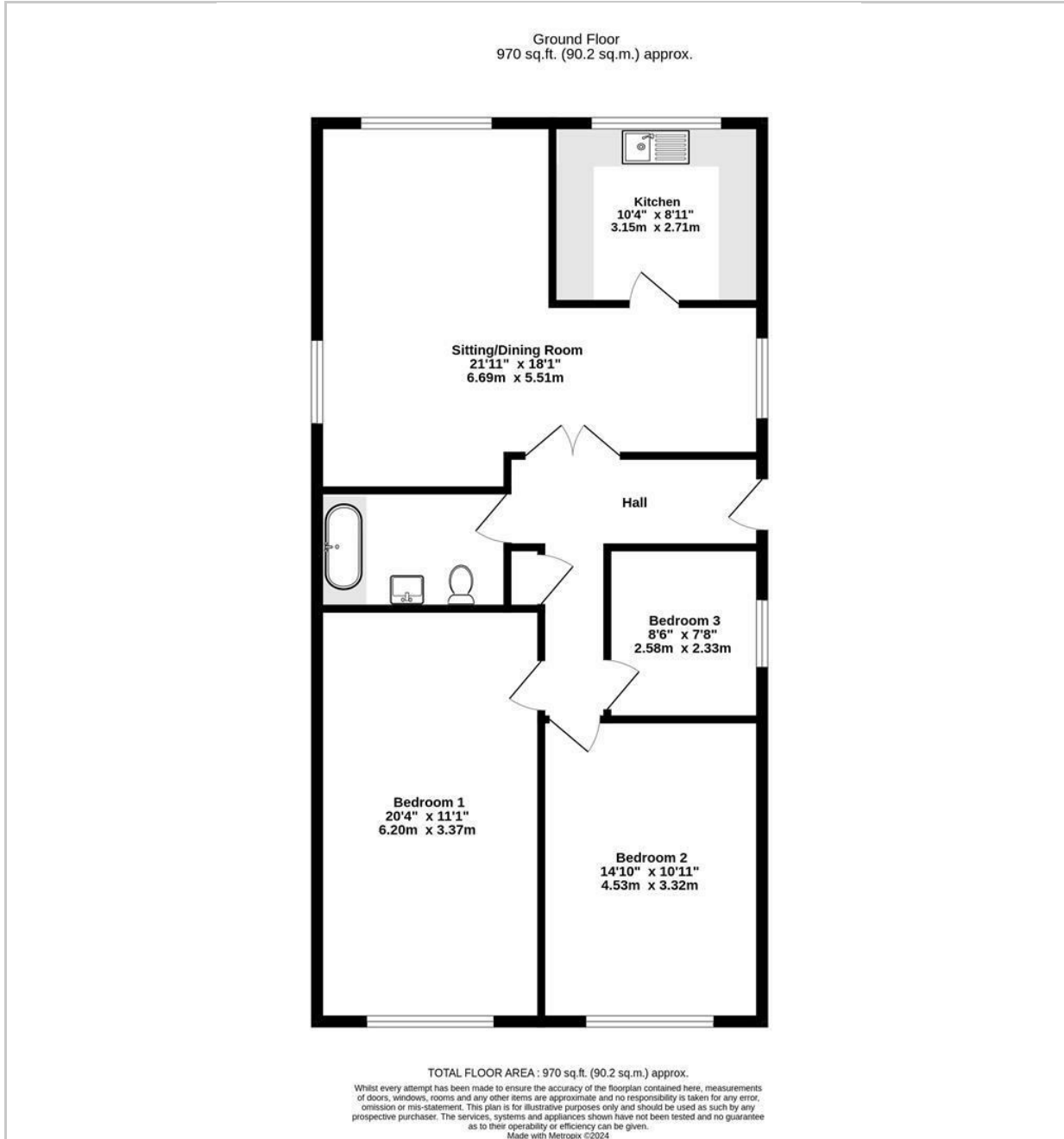
Front driveway with lawn area, secure gates to side. Rear lawn with paved path, timber decking, outside tap, fence and hedge boundary,

### **Garage**

Up and over door, power and lighting.



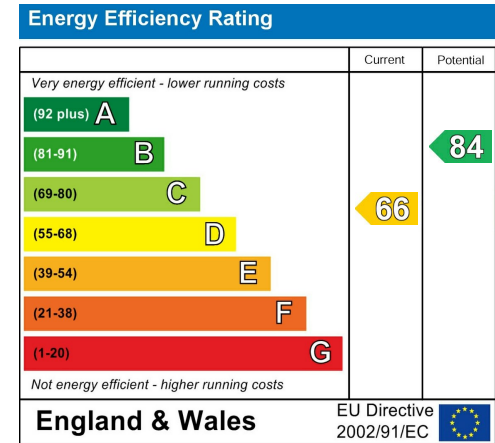
## FLOOR PLAN



## LOCATION



## EPC



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.