



39 Courtenys Wheldrake
York, YO19 6BR
£275,000

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NO ONWARD CHAIN! BACKING ONTO FIELDS! CUL-DE-SAC LOCATION! A fabulous opportunity to purchase this two bedroom detached bungalow in this sought after and highly regarded village of Wheldrake, convenient for York city centre, the A64 and the A19. Although in need of some updating the property provides spacious and bright, one level living accommodation plus with the added benefit of uPVC double glazing and central heating. Entered via a large entrance hall the property comprises lounge/dining room, breakfast kitchen, inner hallway, two double bedrooms and a shower/wet room. To the outside is a front gated driveway leading to an attached single garage with power and lighting whilst to the rear is a good sized garden backing onto arable fields. An accompanied viewing is highly recommended.

Entrance Hall

uPVC entrance door, storage cupboard housing boiler. Carpet.



Living/Dining Room

uPVC window to front, radiator, TV point, power points. Laminate flooring.

Breakfast Kitchen

uPVC window to side and glazed door to side, fitted wall and base units with counter tops, sink and drainer with mixer tap, space and plumbing for appliances, radiator, power points. Laminate flooring.



Bedroom 1

uPVC window to rear, fitted wardrobes, radiator, power points. Laminate flooring.



Bedroom 2

Double glazed double doors to garden, radiator, power points. Laminate flooring.

Shower Room

Wet room style walk-in shower, wash hand basin, low level WC, opaque uPVC window to side, radiator.





Outside

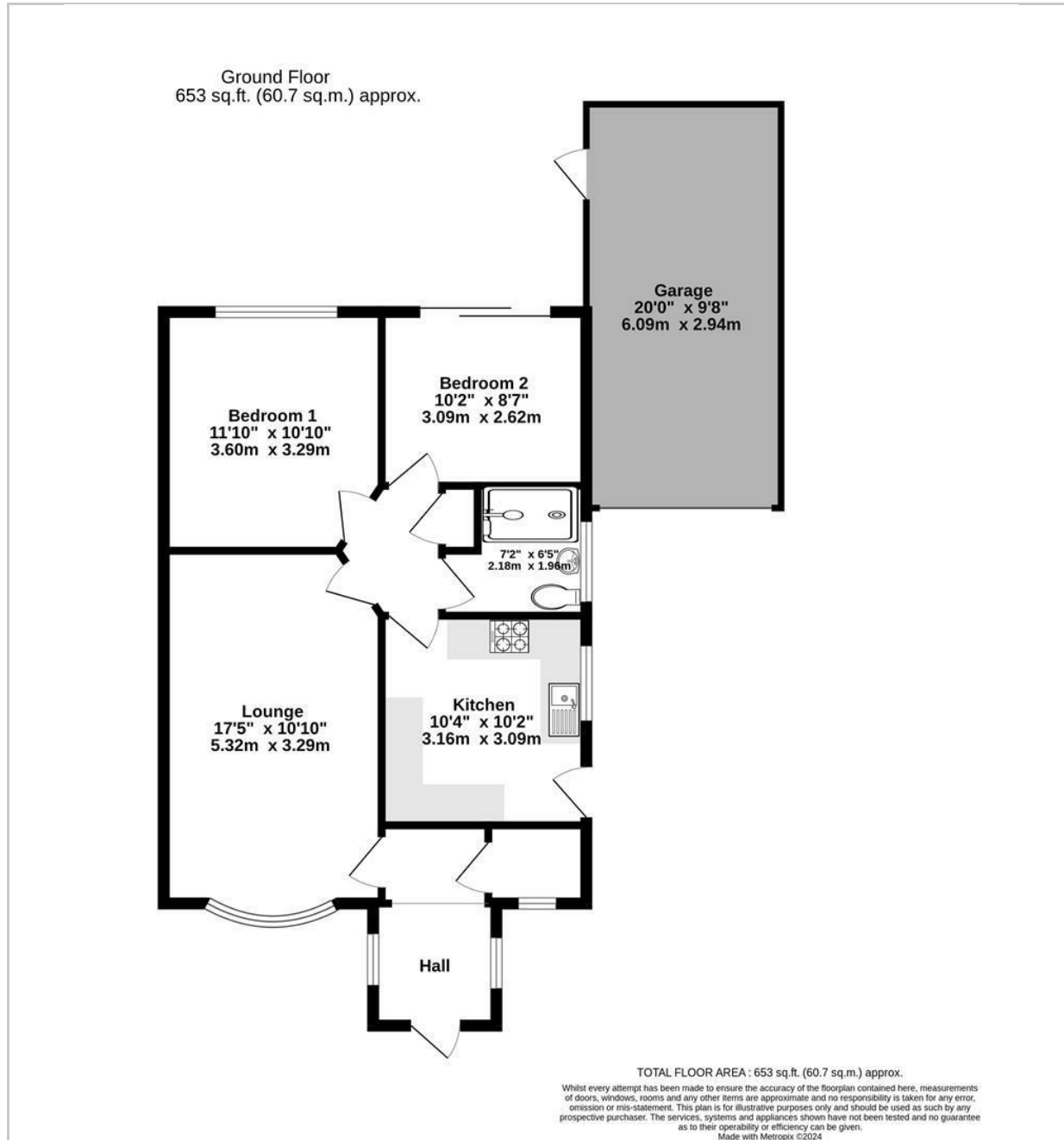
Front driveway, side gate, outside tap, rear patio garden.

Garage

Electric roller door, power and lighting.



FLOOR PLAN



LOCATION



EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			84
(69-80) C		63	
(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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