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Cherry Garth North Lane Wheldrake
York, YO19 6BL
Guide Price £277,500

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A fabulous two bedroom semi-detached house and garage with no forward chain located in the popular and sought after village of Wheldrake. Located on North Lane, the property is served by local shops, schools and amenities and provides convenient access to York City centre the A64 and the A19 as well as being within Fulford Secondary School catchment area. Benefitting from uPVC double glazing and modern gas central heating this impressive house is ready to move into and comprises entrance hallway, lounge/dining room with dual aspect windows offering lovely natural light, modern shaker style breakfast kitchen, first floor landing, two first floor double bedrooms and bathroom. To the outside is a pretty front garden with brick boundary wall, off road parking, side access to a private south facing rear garden with patio and flower borders. The garage (16 x 9'4) has power, lighting, water supply and washing machine point as well as an additional parking space in the front. An accompanied viewing is highly recommended.



Entrance Hallway

Entrance door. Tiled floor. Door to:

Lounge

18'7 x 13'6 (5.66m x 4.11m)
uPVC double glazed windows to front and side, fire with surround, two double panelled radiators, TV point, power points, carpeted stairs to first floor. Laminate wood style flooring.



Kitchen

13'6 x 7'10 (4.11m x 2.39m)
uPVC double glazed window to rear, uPVC stable-style door to rear garden, fitted wall and base units with counter tops, one and a half stainless steel sink and drainer with mixer tap, electric oven and hob, space and plumbing for appliances, power points, storage cupboard, double panelled radiator. Vinyl flooring.





First Floor Landing

Loft access, recessed spotlights, double panelled radiator. Carpet.

Bedroom 1

13'6 x 10'9 (4.11m x 3.28m)

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

Bedroom 2

13'6 x 8'10 (4.11m x 2.69m)

uPVC double glazed window to front, double panelled radiator, power points. Carpet.

Bathroom

7'0 x 6'7 (2.13m x 2.01m)

Opaque uPVC window to side, panelled bath with mixer head shower over, low level WC, wash hand basin, towel rail/radiator, part tiled walls, recessed spotlights. Tiled flooring.

Outside

Front garden with brick boundary wall, parking space in front of garage, side access leading to a private and enclosed south facing rear garden laid to lawn with patio areas.

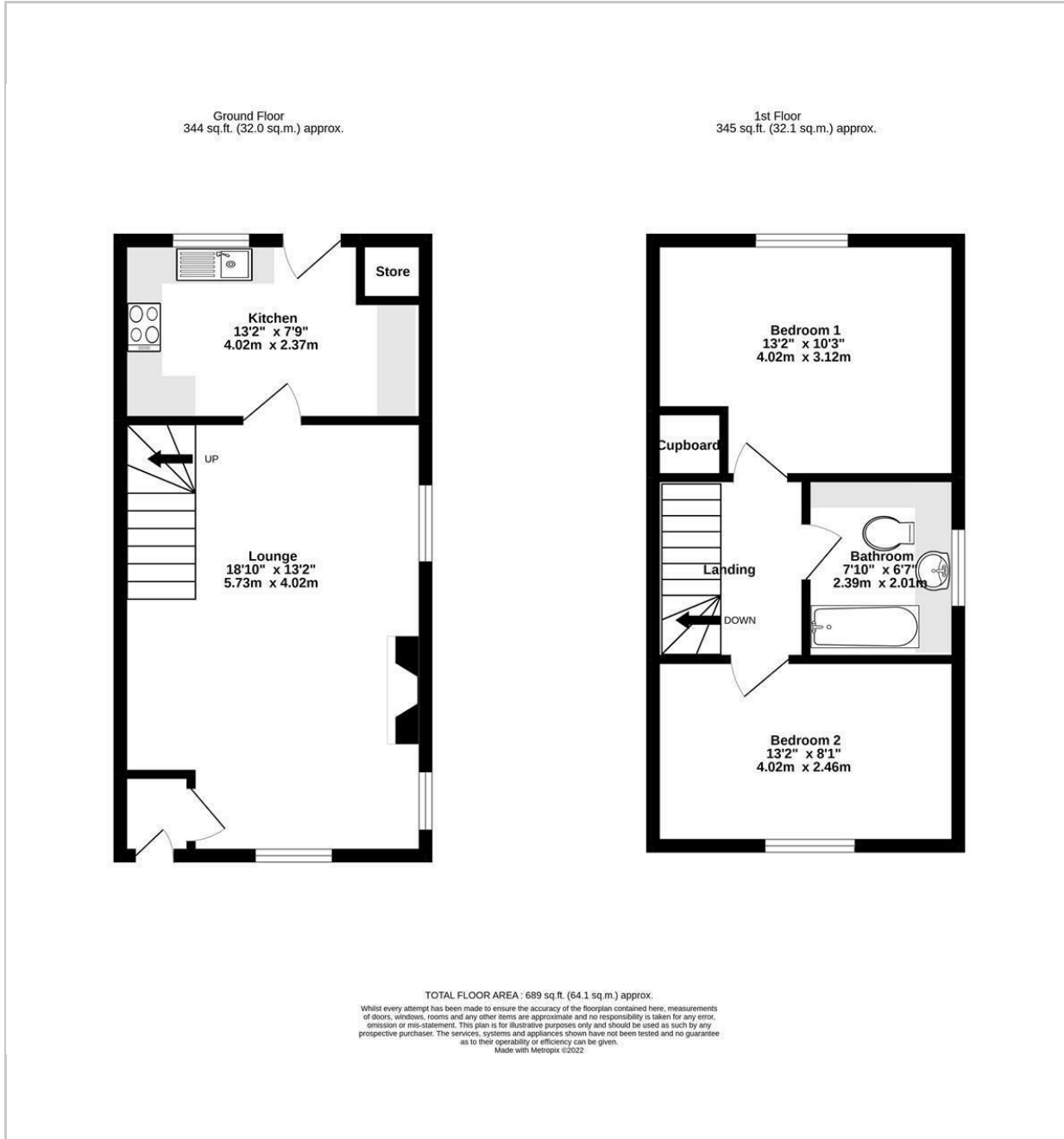
Garage

16' x 9'4 (4.88m x 2.84m)

Semi detached garage with power and lighting, loft access, water supply, washing machine point, door to garden.



FLOOR PLAN



LOCATION



EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			85
(69-80) C		70	
(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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