



2 Derwent Drive Wheldrake

York, YO19 6AL

Guide Price £425,000

AN EXTENDED LARGE 3 BEDROOM DETACHED HOUSE SET IN THIS HIGHLY SOUGHT AFTER VILLAGE WITHIN FULFORD SCHOOL CATCHMENT AND WITH EASY ACCESS IN TO THE CITY CENTRE. The property provides extremely spacious living accommodation with the benefit of gas central heating and double glazing and comprises entrance hall, cloaks/w.c., large L' shaped lounge/dining room, garden room, good sized breakfast kitchen, landing, 3 double sized bedrooms all with built-in wardrobes/storage and a family bathroom/w.c. To the outside is a front garden with driveway leading to a brick double garage and a lawned rear garden.

Entrance Hallway

Lounge/Diner

27'7" x 21'7" (8.43m x 6.58m)

Breakfast Kitchen

14'0" x 11'1" (4.29m x 3.38m)

Garden Room

10'11" x 10'7" (3.35m x 3.25m)

Cloakroom

Bedroom 1

15'1" x 10'11" (4.62m x 3.35m)

Bedroom 2

12'9" x 11'3" (3.89m x 3.43m)

Bedroom 3

12'4" x 10'7" (3.76m x 3.25m)

Bathroom

11'3" x 8'2" (3.45m x 2.5)

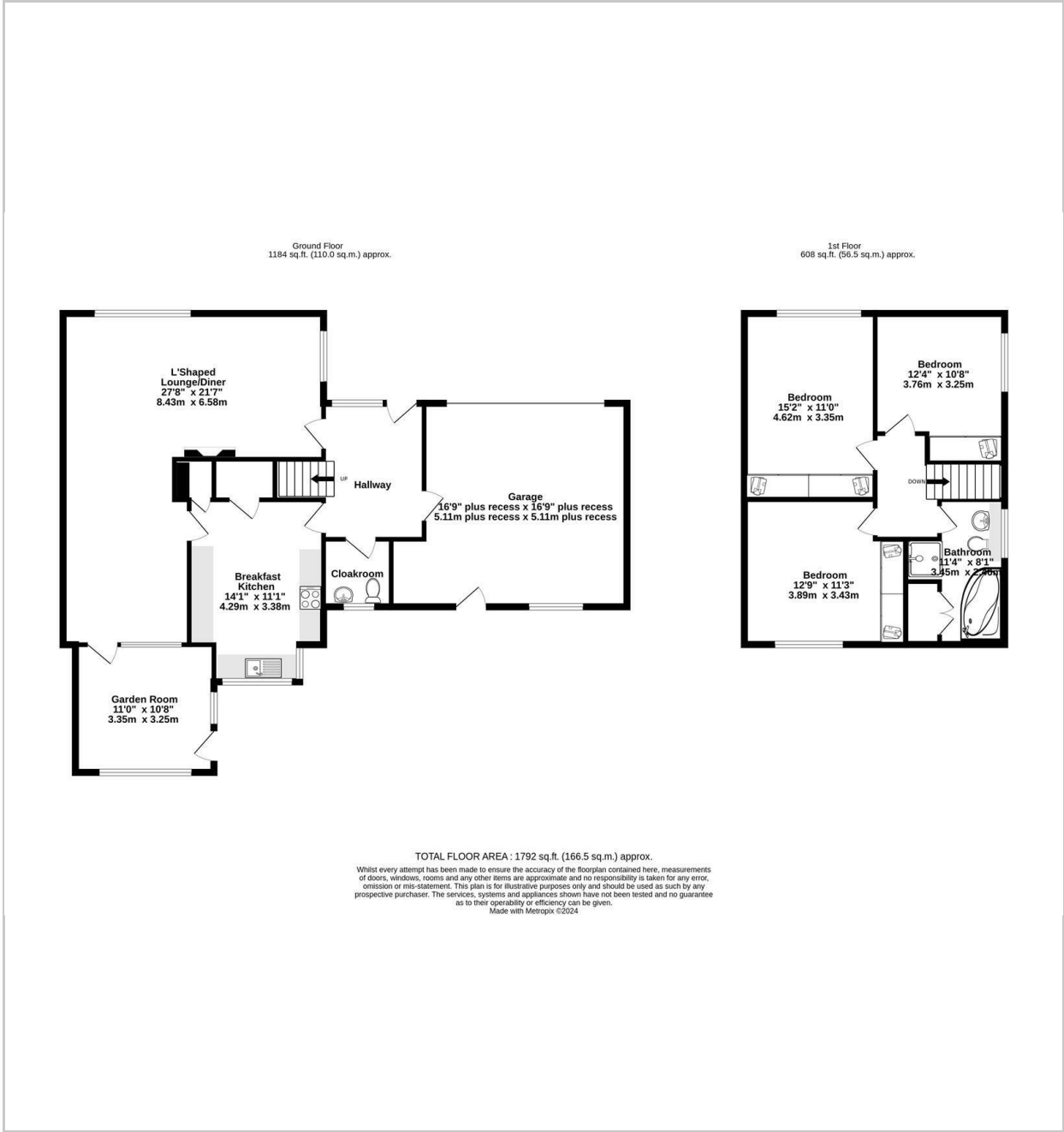
Garage

16'9" x 16'9" (5.11m x 5.11m)

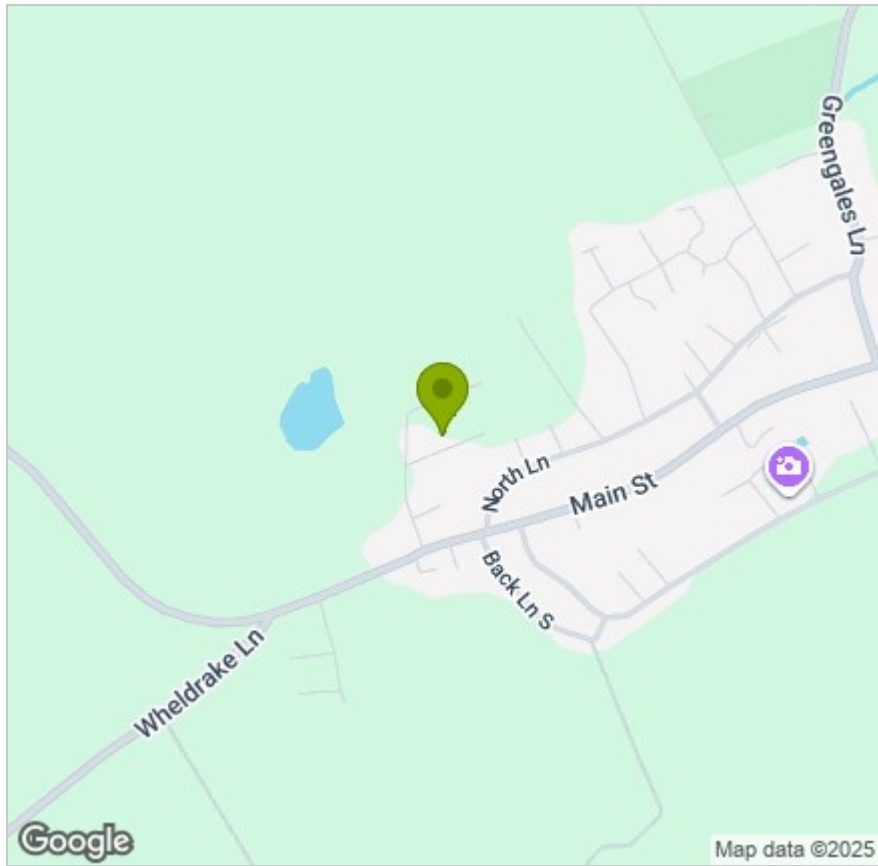




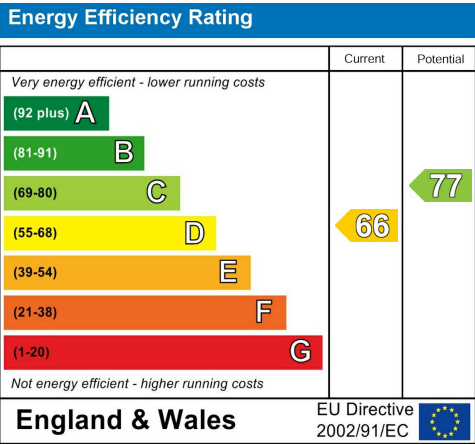
FLOOR PLAN



LOCATION



EPC



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