



40 Courtneys Wheldrake
York, YO19 6BR
£650,000



A STUNNING 5 BEDROOM DETACHED BUNGALOW SET ON A LARGE PLOT IN A QUIET LOCATION CLOSE TO THE CENTRE OF THIS SOUGHT AFTER VILLAGE WITHIN FULFORD SCHOOL CATCHMENT AND EASY ACCESS INTO THE CITY CENTRE. The property provides bright and spacious living accommodation with the benefit of gas central heating and double glazing and comprises entrance porch, hallway, large sitting room, dining room, conservatory, breakfast room, good sized fitted kitchen, utility room, five double bedrooms (two with en-suite) and a family bathroom. To the outside is a front garden with large driveway leading to a detached brick double garage as well as a superb large private lawned rear garden. An internal viewing is highly recommended.

Entrance Porch

Entrance Hall

Lounge

21'10 x 14'5 (6.65m x 4.39m)

Dining Room

16'0 x 10'11 (4.88m x 3.33m)

Conservatory

13'8 x 10'11 (4.17m x 3.33m)

Breakfast Room

9'6 x 7'7 (2.90m x 2.31m)

Utility Room

Kitchen

12'3 x 10'2 (3.73m x 3.10m)

Bedroom

11'2 x 10'10 (3.40m x 3.30m)

Bedroom

11'9 x 11'3 (3.58m x 3.43m)

Bedroom

13'9 x 11'3 (4.19m x 3.43m)

En-Suite Shower/WC





Bedroom
13'3 x 11'10 (4.04m x 3.61m)

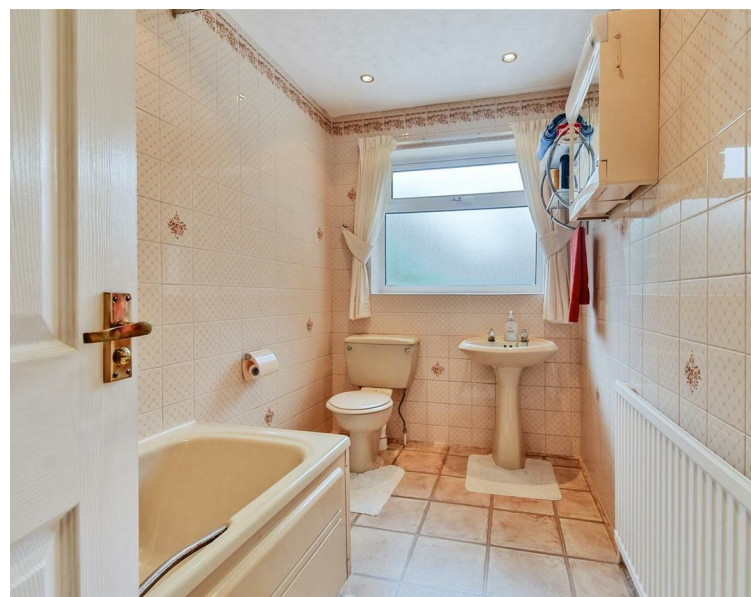
En-Suite Bathroom/WC

Bedroom
11'4 x 10'2 (3.45m x 3.10m)

Family Bathroom
10'2 x 5'7 (3.10m x 1.70m)

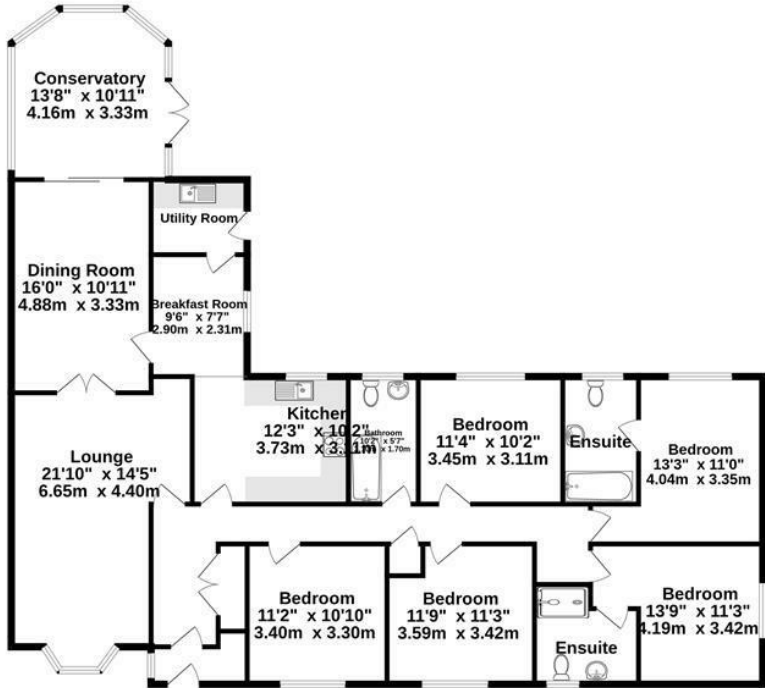
Garage
19'2 x 18'6 (5.84m x 5.64m)

Front & Rear Gardens



FLOOR PLAN

Ground Floor
1870 sq.ft. (173.7 sq.m.) approx.



TOTAL FLOOR AREA: 1870 sq.ft. (173.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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LOCATION



EPC

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