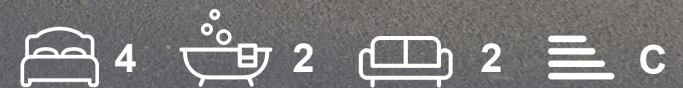




17 Braithegayte Wheldrake

York, YO19 6TB

**Guide Price £375,000**



NO FORWARD CHAIN. A BEAUTIFULLY PRESENTED FOUR BEDROOM DETACHED HOUSE SET IN THIS SOUGHT AFTER VILLAGE WITHIN FULFORD SCHOOL CATCHMENT AND WITH EASY ACCESS INTO YORK CITY CENTRE. The property has been extended to provide bright, spacious and tastefully presented living accommodation with the benefit of gas central heating, and UPVC double glazing and comprises entrance hall, cloaks/w.c., living room, versatile room which can be used as a dining room/office/playroom opening to a large living kitchen/diner with high quality fitted units, underfloor heating, integrated appliances and sliding doors to garden, landing, 3 bedrooms (1 with en suite), bathroom/WC, second floor with further double bedroom and plenty of eaves storage. Front garden with driveway to a detached brick garage. Lawned rear garden. Deceptive from the front therefore an internal viewing is strongly recommended to appreciate the size of accommodation on offer.



## Hallway

## WC

## Lounge

13'5" x 13'1" (4.09m x 4.00m )

## Family Room/Study

9'1" x 8'0" (2.79m x 2.44m)

## Kitchen/Diner

20'6" x 15'7" (6.25m x 4.75m)

## Master Bedroom

10'11" x 8'9" (3.33m x 2.67m )

## En-Suite

## Bedroom 2

8'11" x 10'0" (2.74m x 3.05m )

## Bedroom 3

6'0" x 7'4" (1.83m x 2.24m)

## First Floor Landing





**Bathroom**

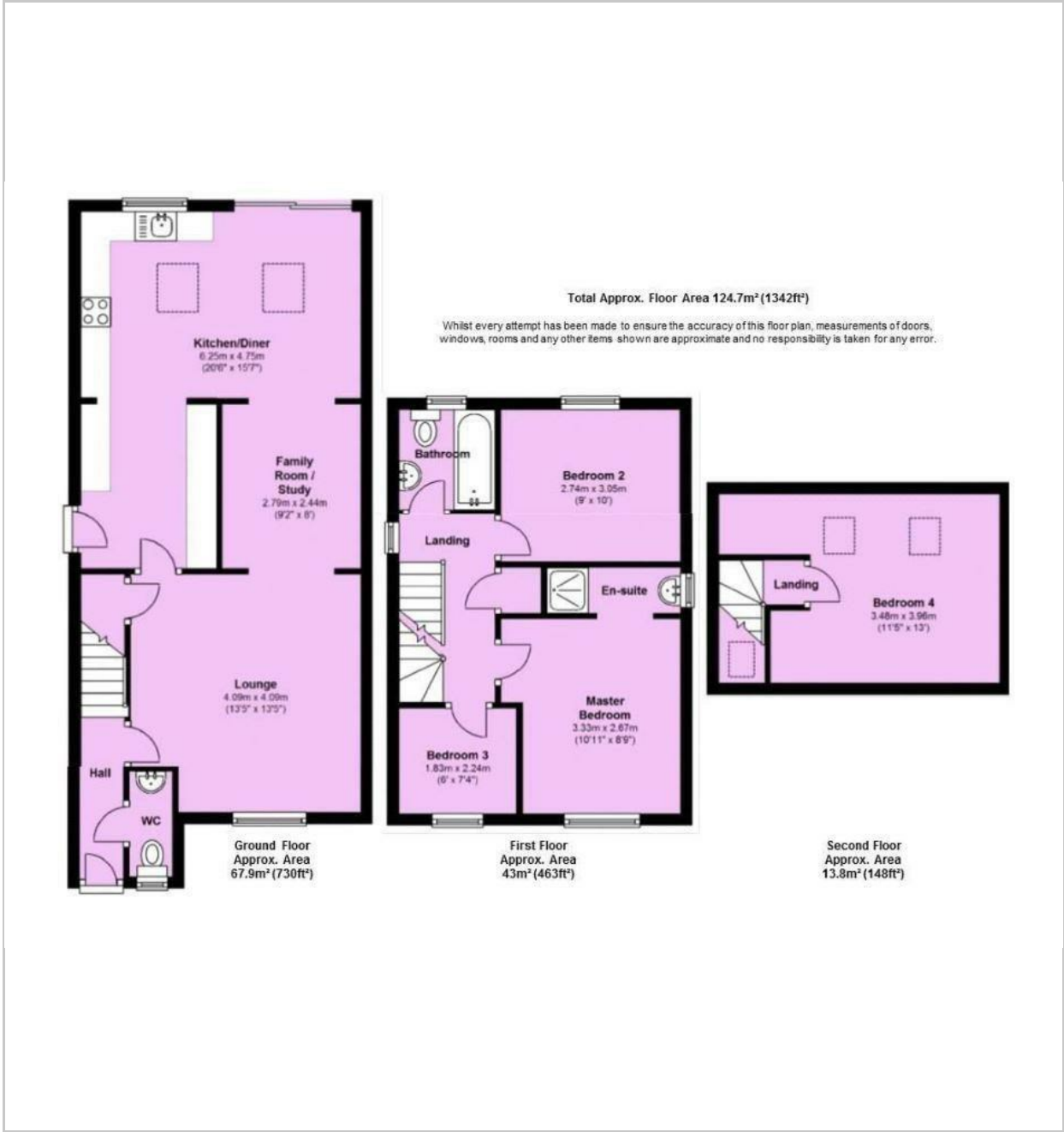
**Second Flooring Landing**

**Bedroom 4**

11'5" x 12'11" (3.48m x 3.96m )



FLOOR PLAN



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 firms employment has the authority to make or give any representation or warranty in respect of the property.

LOCATION



EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	69	78
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	