



6 Broad Highway Wheldrake
York, YO19 6BU
Guide Price £530,000

A STUNNING 4 BEDROOM DETACHED HOUSE SET IN A NON ESTATE POSITION CLOSE TO THE CENTRE OF THIS HIGHLY SOUGHT AFTER VILLAGE WITHIN FULFORD SCHOOL CATCHMENT AND EASY ACCESS TO THE A64 AND IN TO THE CITY CENTRE. The property has been maintained to a high standard and provides bright and spacious living accommodation with the benefit of gas central heating and upvc double glazing and comprises entrance hall, cloaks/w.c., large living room, office/snug, fabulous breakfast kitchen with feature centre island and bifold doors to garden, opening to dining area, utility room, landing, master bedroom suite including dressing room and luxury en suite shower room/w.c., 3 further double bedrooms, family bathroom/w.c. Front garden with ample car parking. Good sized south west facing rear garden set to lawn with bar and hot tub. AN INTERNAL VIEWING IS STRONGLY RECOMMENDED.

Hallway

Entrance door, stairs to first floor. Doors to

Downstairs WC

Wash hand basin, w.c

Living Room

18'0" x 10'11" (5.51m x 3.35m)

Bright and spacious reception room with bay window

Office

10'4" x 7'8" (3.16m x 2.36m)

Window to side, could be used as a home office or snug

Breakfast Kitchen

17'10" x 11'10" (5.46m x 3.63m)

High quality fitted units with integrated appliances including 3 ovens, 5 ring hob, coffee machine, dishwasher and wine fridge, a centre island gives a sociable sitting area and bifold doors lead out to the rear garden. Opens to





Dining Room

9'3" x 7'8" (2.84m x 2.36m)

Window to rear

Utility Room

Door to side, sink unit, space for washer and dryer

Landing

Doors leading to

Bedroom 1

12'4" x 10'11" (3.78m x 3.35m)

Window to rear. Opening to

Dressing Room

6'8" x 6'11" (2.03m x 2.11m)

Fitted wardrobes. Door to

En-Suite

6'7" x 4'6" (2.02m x 1.39m)

A fabulous steam room with large walk in shower, vanity unit housing wash hand basin, w.c.

Bedroom 2

14'5" x 11'6" (4.41m x 3.53m)

Window to front

Bedroom 3

10'11" x 10'8" (3.35m x 3.27m)

A lovely guest/teenagers bedroom with window to front and door leading to

En-suite

7'8" x 8'10" (2.36m x 2.7m)

Walk in shower, wash hand basin, w.c

Bedroom 4

10'1" x 7'8" (3.08m x 2.36m)

Window to side

Main Bathroom

6'7" x 6'7" (2.02 x 2.02m)

Three piece white suite with bath and shower above, wash hand basin and w.c

Outside

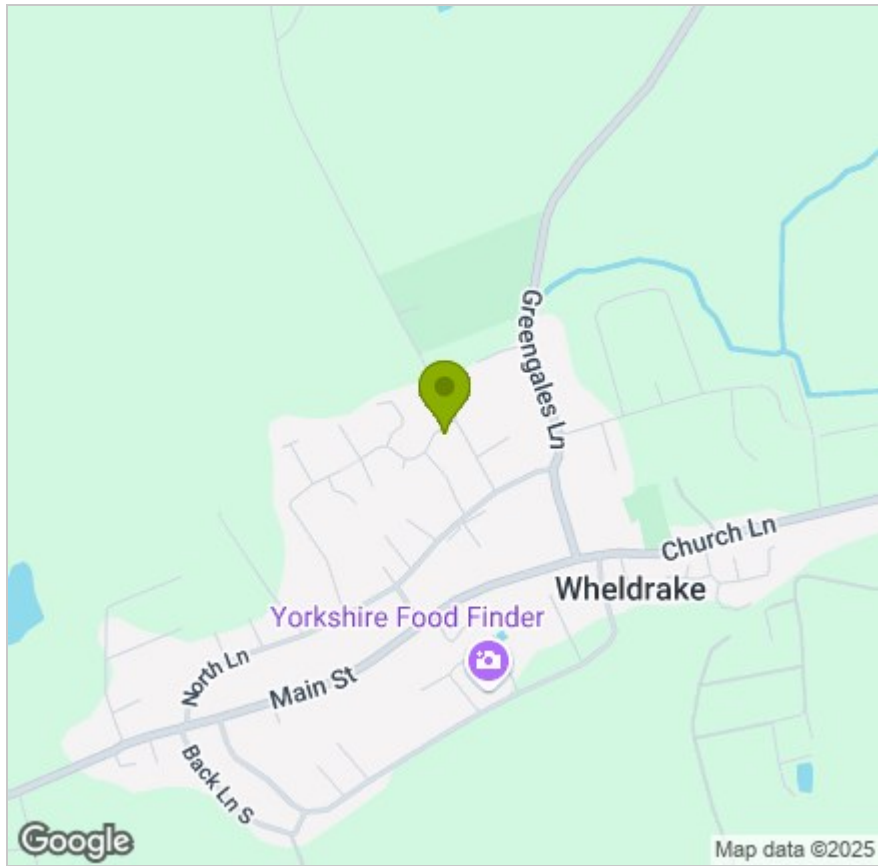
The property has a good frontage with parking for 3 cars with the driveway leading to an integral store. A good sized south west facing rear garden has a patio area, lawn and a social hub with a bar and hot tub



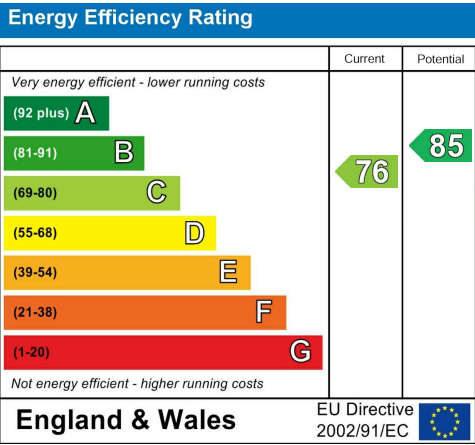
FLOOR PLAN



LOCATION



EPC



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