

## Available Now

A 3 bedroom detached house set in the delightful village of Wheldrake, with convenient for access into York. Close to the A64 and within the sought after Fulford school catchment area.

With central heating and double glazing and comprises hallway, lounge/dining room with doors to garden, kitchen, 3 double bedrooms and bathroom/w.c. Integral brick garage.

Council Tax: C

EPC: D

Pets allowed on case by case basis















## **FLOOR PLAN LOCATION** 1st Floor 416 sq.ft. (38.7 sq.m.) approx. Ground Floor 474 sq.ft. (44.0 sq.m.) approx. Jenny's Driving School Wheldrake Bedroom 11'8" x 8'5" 3.55m x 2.56m Integral Garage 18'8" x 8'6" 5.68m x 2.60m Coogle Map data @2025 **Energy Efficiency Rating** Potential Very energy efficient - lower running costs **EPC** (92 plus) A 79 (69-80) TOTAL FLOOR AREA: 890 sq.ft. (82.7 sq.m.) approx. 64 dist every attempt has been made to ensure the accuracy of the floopfain contained here, measurement boxes, unionly, comes and any other terms are approximate and in responsibility is taken for any error, the property of (55-68) (39-54) (21-38) G Not energy efficient - higher running costs EU Directive **England & Wales** 2002/91/EC

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