



4 Dovecot Close Wheldrake
York, YO19 6ND

£1,150 Per Month



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

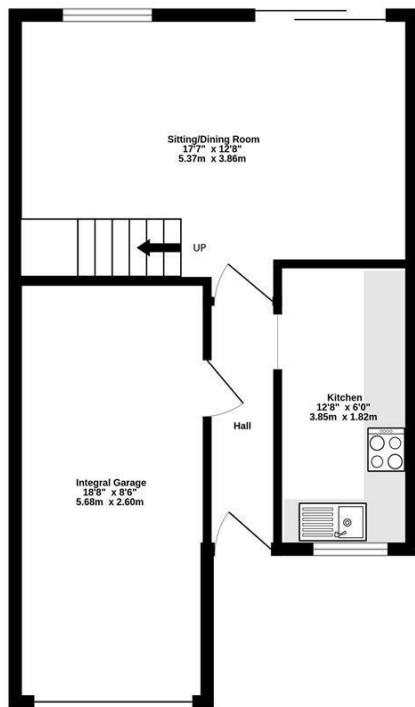
Pets allowed on case by case basis



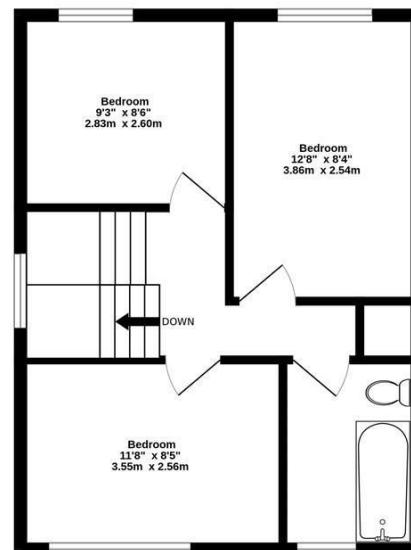


FLOOR PLAN

Ground Floor
474 sq.ft. (44.0 sq.m.) approx.



1st Floor
416 sq.ft. (38.7 sq.m.) approx.



TOTAL FLOOR AREA: 890 sq.ft. (82.7 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 condition or working order 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	79	
(69-80) C		64
(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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