



4 Valley View

Wheldrake, YO19 6AJ

Guide Price £650,000



A LARGE 5 BEDROOM DETACHED FAMILY HOUSE SET IN GOOD SIZED GARDENS WITHIN THIS HIGHLY SOUGHT AFTER VILLAGE WITHIN FULFORD SCHOOL CATCHMENT AND EASY ACCESS INTO YORK. The property provides extremely bright and spacious living accommodation with the benefit of gas central heating and upvc double glazing and comprises entrance hallway, cloak/w.c., large living room opening into a large open plan dining kitchen, kitchen with full range of modern fitted units and dining area with patio doors to the garden, further large family room, study and utility room/w.c. landing, master bedroom with dressing room and en suite shower room/w.c., 4 further double bedrooms, large family bathroom/w.c. with corner bath and separate shower cubicle, further w.c. Front garden with driveway, further parking area to the side. Large lawned corner gardens. An internal viewing of this superb family home is strongly recommended.



Hallway

Entrance door, stairs to first floor. Oak flooring. Doors leading to

Cloaks/w.c

Window to rear wash hand basin, w.c

Living Room

Bright and spacious reception room with windows to 2 aspects. Oak flooring. Opening to



Dining Kitchen

Dining area with large floor level window to rear and french doors leading to the garden. Oak flooring. Kitchen area with full range of fitted units including breakfast bar and freestanding gas stove, bay window to rear, pantry cupboard.



Family Room

Another large reception room with windows to front and rear and door to garden



Study

Window to front



Utility Room

Range of base and wall units and window to rear

Landing

Window to front. Doors leading to

Bedroom 1

Window to rear opening to

Dressing Room

Fitted wardrobes. Sliding door to

En Suite

Large walk in shower, wash hand basin. low level w.c. window to rear

Bedroom 2

Window to front, full width built in wardrobes

Bedroom 3

Window to rear, built in wardrobe

Bedroom 4

Window to front, built in wardrobe

Bedroom 5

Window to front

Family Bathroom

Large bathroom with corner bath, walk in shower, wash hand basin, w.c., window to rear

Cloaks/w.c.

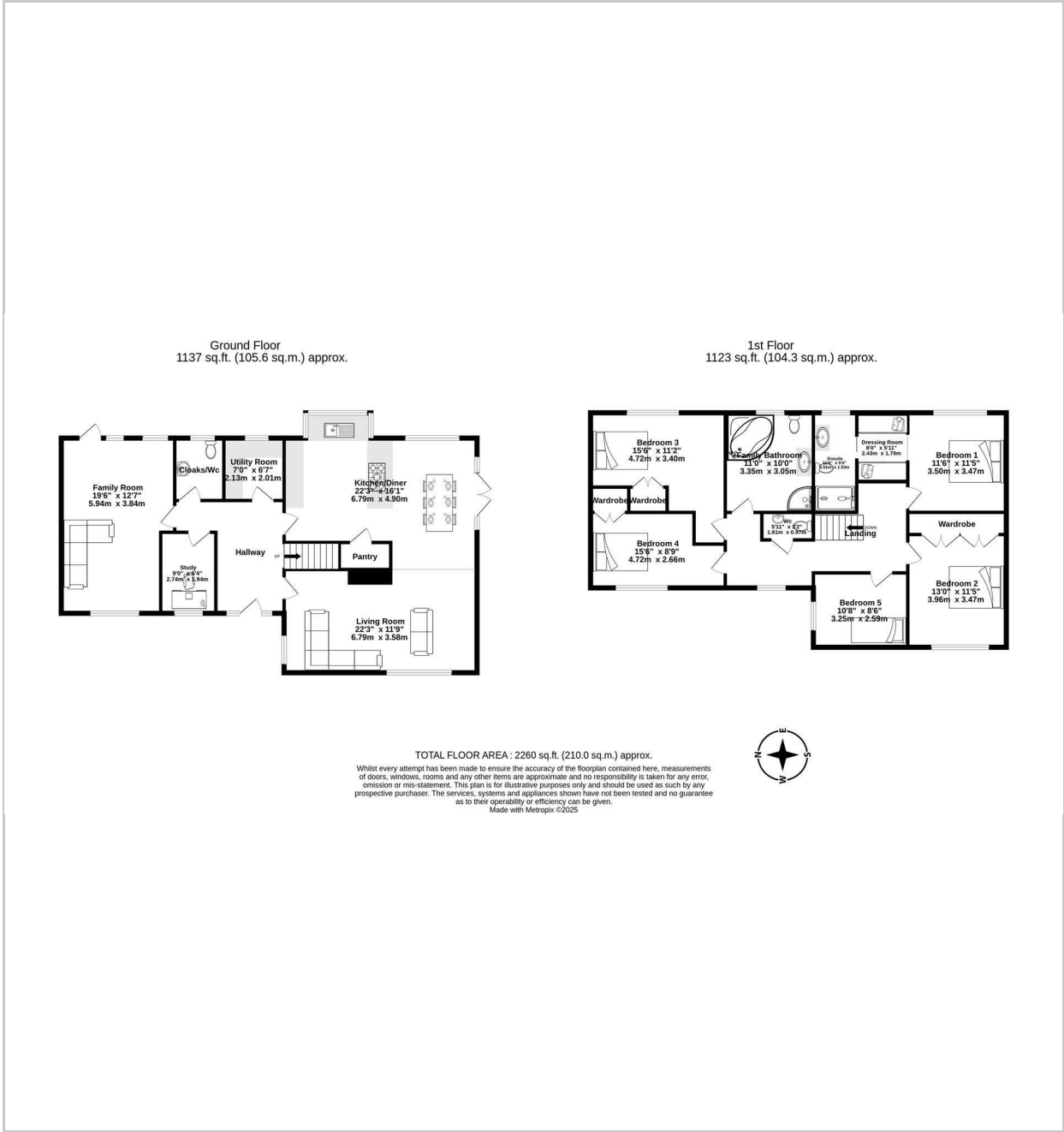
Wash hand basin w.c.

Outside

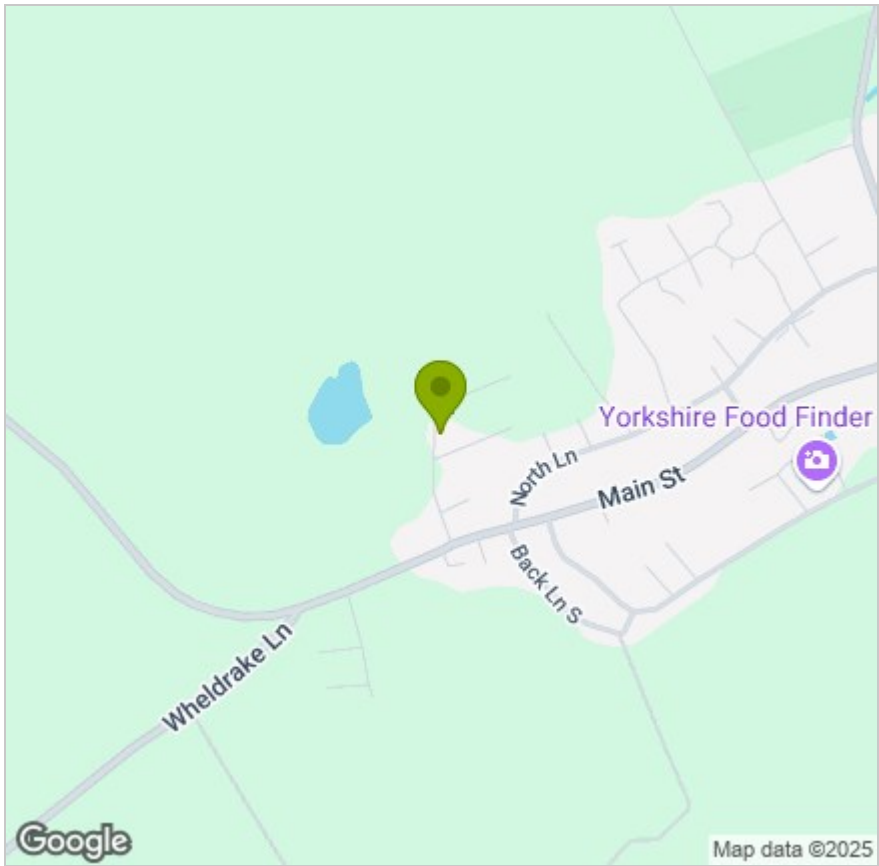
Front garden with driveway, additional gravelled area to side of the house. Large enclosed lawned gardens to side and rear.



FLOOR PLAN



LOCATION



EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	74	83
England & Wales	EU Directive 2002/91/EC	

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