



4 Valley View

Wheldrake, YO19 6AJ

Guide Price £625,000

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A superb 5 bedroom detached house set on an extensive corner plot, with large wrap around gardens, on a quiet cul de sac, in this highly sought after village. The property provides extremely spacious and bright living accommodation and features the highly desirable open-plan kitchen, dining and living layout ideal for family life. and benefits from gas central heating and uPVC double glazing and comprises entrance hallway, cloaks/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.

OFFERED WITH NO ONWARD CHAIN.

### **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

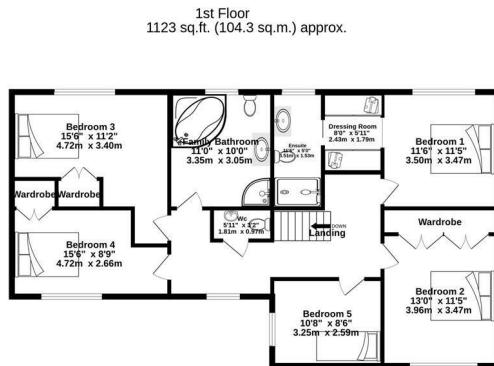
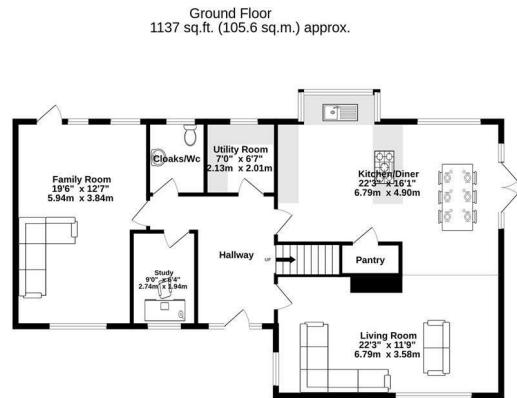
**Family Bathroom**  
Large bathroom with corner bath, walk in shower, wash hand basin, w.c., window to rear

**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

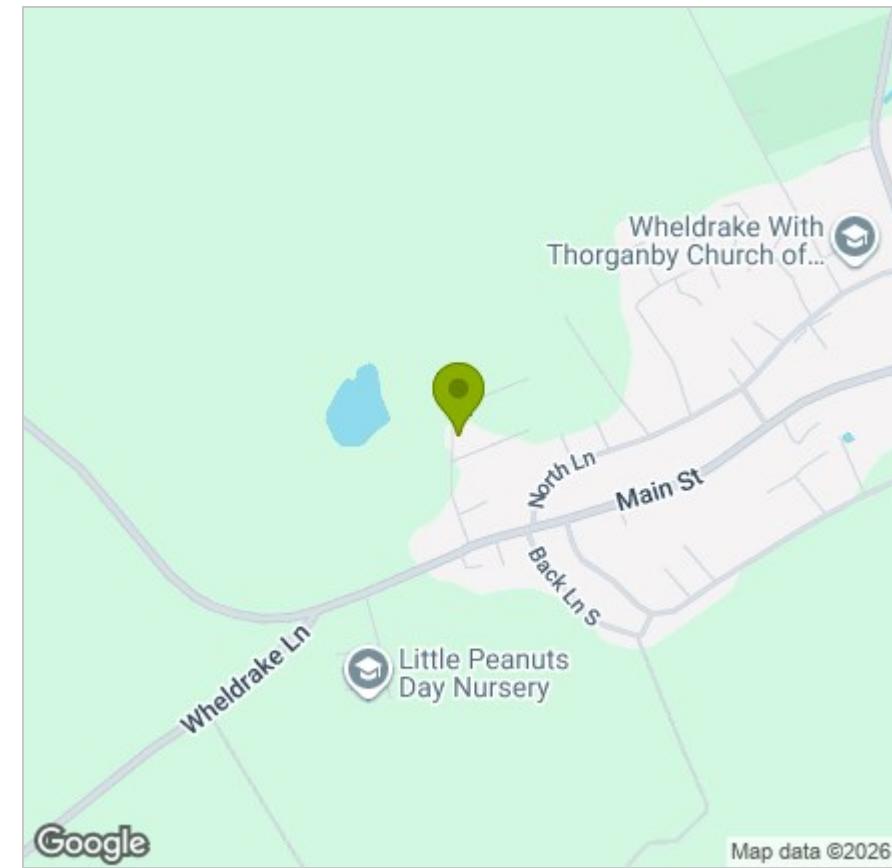


TOTAL FLOOR AREA : 2260 sq.ft. (210.0 sq.m.) approx.

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. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency 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		83
(69-80) C	74	
(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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