

York, YO19 6AY Guide Price £500,000









A SUPERB DETACHED HOUSE SET IN GOOD SIZED GARDENS IN A QUIET SETTING WITH OPEN VIEWS TO REAR IN THIS HIGHLY SOUGHT AFTER VILLAGE WITHIN FULFORD SCOOL CATCHMENT. The property provides extremely spacious living accommodation with the benefit of gas central heating, underfloor heating to the ground floor and uPVC double glazing. The property comprises; entrance hall, cloaks/w.c., large sitting room, open plan dining kitchen, dining area with French doors to garden and kitchen area with full range of modern fitted units, utility room, w.c, large ground floor master bedroom with en-suite bathroom, landing, 2 further large bedrooms and family bathroom/w.c. Front garden with driveway. Brick garage. Larger than average rear gardens. An internal viewing is recommended.

## Hallway

Entrance door, stairs to first floor. Doors to

# **Sitting Room**

16'11" x 12'11" (5.16m x 3.94m)
Bright and spacious sitting room with window to front

#### Kitchen

13'10" x 11'2" (4.22m x 3.41m)
Full range of fitted units and integrated appliances

## **Dining Room**

10'11" x 10'5" (3.35m x 3.20m)
French doors leading to the rear garden

### **Utility Room**

10'9" x 5'8" (3.30m x 1.73m) Fitted base and wall units, door to rear garden

#### **Store Room**

#### **Downstairs WC**

Wash hand basin, w.c.



















#### Bedroom

13'1" 12'7" (4.0m 3.84m) Large master bedroom with window to front

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#### **En-Suite**

10'10" x 5'10" (3.31m x 1.78m)
Walk in shower cubicle, bath, wash hand basin, w.c., window to side

## Landing

Doors leading to

#### **Bedroom**

17'3" x 15'10" (5.26m x 4.83m) Double bedroom with window to rear

#### **Bedroom**

17'3" x 12'11" (5.26m x 3.96m) Double bedroom with window to rear

#### **Bathroom**

Walk-in shower cubicle, bath, wash hand basin, w.c., window to rear

#### Outside

Front garden with flower borders and double width driveway. Brick garage aprox 18' x 9' with roll over door, power and light. Good sized rear garden set to lawn with patio area and further garden area to side.

# **FLOOR PLAN LOCATION** Ground Floor 954 sq.ft. (88.6 sq.m.) approx. 1st Floor 574 sq.ft. (53.4 sq.m.) approx. Wheldrake Yorkshire Food Fi Bedroom 17'3" x 15'10" 5.26m x 4.83m Bedroom 17'3" x 13'0" 5.26m x 3.96m Sitting Room 16'11" x 12'11" 5.16m x 3.94m Dining Room 11'0" x 10'6" 3.35m x 3.20m Coogle Map data @2025 **Energy Efficiency Rating** Current Potential Very energy efficient - lower running costs TOTAL FLOOR AREA: 1528 sq.ft. (142.0 sq.m.) approx. **EPC** Whist every attempt has been made to ensure the accuracy of the floorping 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 to the purchaser. (92 plus) A 85 77 (69-80) (55-68) (39-54) (21-38) G Not energy efficient - higher running costs

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

EU Directive

2002/91/EC

**England & Wales**