

A 5 BEDROOM DETACHED FAMILY HOME WITH AN INTEGRAL DOUBLE GARAGE SET IN GOOD SIZED GARDENS IN THIS POPULAR VILLAGE WITHIN THE SOUGHT AFTER FULFORD SCHOOL CATCHMENT AREA. With potential for further extensions the property provides bright and spacious living accommodation comprising entrance hall, utility/w.c., large sitting room, dining room, good sized kitchen, rear porch, landing, 5 bedrooms and bathroom/w.c. Front garden with driveway leading to the integral double garage. Good sized gardens to side and

Porch

Hallway

Sitting Room 20'0" x 12'9" (6.10m x 3.91m)

Dining Room 10'5" x 9'4" (3.18m x 2.85m)

Kitchen 14'2" x 11'5" (4.34m x 3.48m)

Utility/WC 12'2" x 4'9" (3.73m x 1.45m)

Landing

Bedroom 1 16'4" x 12'7" (5.00m x 3.86m)

Bedroom 2 12'4" x 10'0" (3.76m x 3.07m)

Bedroom 3 11'5" x 10'2" (3.48m x 3.10m)

Bedroom 4 9'3" x 7'6" (2.84m x 2.29m)

Bedroom 5 11'3" x 10'5" (3.45m x 3.18m)

Bathroom 9'3" x 6'5" (2.83m x 1.97m)

Garage 20'1" x 16'7" (6.14m x 5.08m)



















FLOOR PLAN LOCATION Greengales Ln Ground Floor 1112 sq.ft. (103.3 sq.m.) approx. 1st Floor 886 sq.ft. (82.3 sq.m.) approx. Church Ln Wheldrake Sitting Room 20'0" x 12'10" 6.10m x 3.91m Yorkshire Food Finder Kitchen 14'3" x 11'5" 4.34m x 3.48m Coogle Map data @2025 **Energy Efficiency Rating** TOTAL FLOOR AREA: 1998 sq.ft. (185.7 sq.m.) approx. Potential Whits every attempt has been made to exact the accuracy of the floopian contained here, measurement of doors, windows, rooms and any other terms are approximate and no responsibility is taken for any error, prospective purchaser. The services, systems and appliances shown have not been tested and no guarante as to their operability or efficiency can be given. Very energy efficient - lower running costs **EPC** (92 plus) A 75 (69-80) 60 (55-68) (39-54) (21-38) G Not energy efficient - higher running costs EU Directive

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England & Wales

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