

A FABULOUS 5 BEDROOM DETACHED HOUSE SET ON A LARGE CORNER PLOT IN A CUL-DE-SAC LOCATION CLOSE TO THE CENTRE OF THIS SOUGHT AFTER VILLAGE WITHIN FULFORD SCHOOL CATCHMENT AREA. The property provides extremely spacious family living accommodation comprising hallway, cloaks/w.c., living room opening to a further sitting/dining room, superb large dining kitchen with fitted units and complimentary work surfaces, conservatory, landing, master bedroom with en-suite shower room/w.c., 4 further bedrooms and a family bathroom/w.c. To the outside is a driveway which leads to a 30' x 16' integral garage with gardens to 3 sides including a large south facing rear garden. An internal viewing of this large family home is highly recommended.

Porch

Entrance Hall

Living Room 13'5" x 12'9" (4.10m x 3.89m)

Sitting/Dining Room 22'2" x 10'2" (6.76m x 3.11m)

Kitchen Diner 24'6" x 15'7" (7.47m x 4.76m)

Conservatory 15'7" x 10'3" (4.76m x 3.14m)

First Floor Landing

Bedroom 1 13'7" x 10'5" (4.15m x 3.18m)

En-Suite

Bedroom 2 13'6" x 10'2" (4.14m x 3.12m)

Bedroom 3 12'9" x 11'4" (3.89m x 3.46m)

Bedroom 4 10'5" x 8'7" (3.18m x 2.63m)















Bedroom 5 9'4" x 8'1" (2.87m x 2.47m)

Bathroom

Double Garage 30'2" x 15'8" (9.21m x 4.79m)





LOCATION FLOOR PLAN Greengales GROUND FLOOR 1560 sq.ft. (145.0 sq.m.) approx. 1ST FLOOR 908 sq.ft. (84.3 sq.m.) approx. Church Ln Wheldrake LIVING ROOM 13'5" x 12'9" 4.10m x 3.89m Cooole Map data @2025 **Energy Efficiency Rating** TOTAL FLOOR AREA: 2468 sq.ft. (229.3 sq.m.) approx. What every all might has been made to ensure the accuracy of the frootpen contained here, measurements of show, which made to ensure the accuracy of the frootpen contained here, measurements of show, which was a state of the previous or resistant or meastainment. This plan is for flustrative purposes only and should be used as such by any prospective purchaser. The services, systems and applicances shown have a been lested and no guarance as to zero operability or efficiency can be given. Made with Methods (2002) Current Potential Very energy efficient - lower running costs **EPC** (92 plus) A 80 (69-80) 66 (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