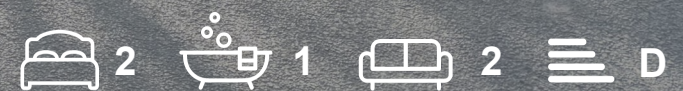




6 Low Well Park Wheldrake

York, YO19 6DS

Guide Price £325,000



A LARGE 2 BEDROOM DETACHED BUNGALOW SET IN THIS SOUGHT AFTER VILLAGE WITH EASY ACCESS IN TO YORK. The property has the benefit of gas central heating and double glazing and comprises entrance hall, large L shaped lounge/dining room with patio doors to the garden, good sized breakfast kitchen with fitted units, 2 double sized bedrooms and bathroom/w.c with walk in shower. Front garden with driveway leading to an attached brick garage. South west facing rear garden.

Hallway

Entrance door., built in cupboards. doors to

Lounge/Dining Room

22'8" x 18'5" (6.92m x 5.62m)

L'shaped with living area to front with bow window and fireplace, dining area to rear with patio doors to the garden and door to

Breakfast Kitchen

13'7" x 9'3" (4.16m x 2.84m)

Good range of fitted base and wall units, window to rear

Bedroom 1

13'6" x 10'1" (4.14m x 3.08m)

Window to front

Bedroom 2

11'0" x 10'2" (3.36m x 3.12m)

Window to rear

Bathroom/w.c

8'8" x 5'6" (2.66m x 1.68m)

Walk in shower, wash hand basin and w.c., window to rear

Outside

Front garden with driveway to an attached brick garage. Low maintenance rear garden with patio areas, lawn, garden shed and boundary fencing.

Garage

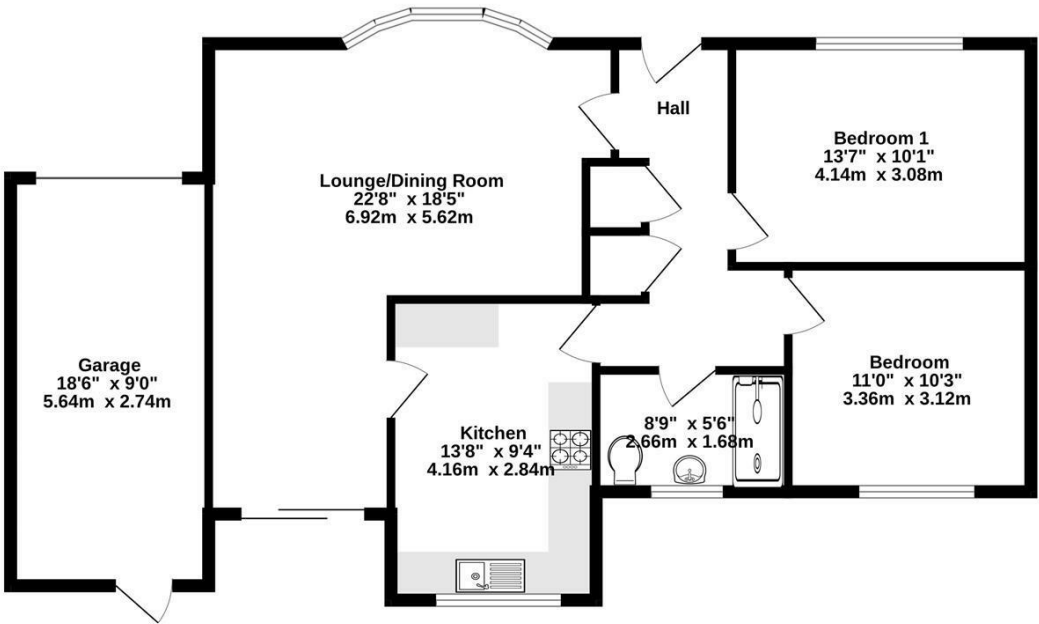
18'6" x 8'11" (5.64m x 2.74m)





FLOOR PLAN

Ground Floor
989 sq.ft. (91.9 sq.m.) approx.



TOTAL FLOOR AREA : 989 sq.ft. (91.9 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. 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 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
(81-91) B		
(69-80) C		
(55-68) D	55	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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.