

A FABULOUS 5 BEDROOM DETACHED HOUSE SET IN LARGER THAN AVERAGE GARDENS WITH OPEN ASPECT TO FRONT IN ONE OF WHELDRAKES MOST SOUGHT AFTER POSITIONS. Within the catchment for Fulford school and with easy access into York and on to the A64 this popular commuter village has good local facilities. The property provides bright and spacious living accommodation with the benefit of gas central heating and double glazing and comprises entrance hall, cloaks/w.c., large sitting room, family room, dining room, breakfast kitchen, utility room, landing, master bedroom with en suite shower room, 3 further double bedrooms and single bedroom/office, family bathroom/w.c. Large front garden with driveway and double brick garage. Good sized lawned rear garden. An internal viewing is strongly recommended.

## **Entrance Hall**

**Sitting Room** 

20'4" x 12'10" (6.20m x 3.91m)

**Dining Room** 

12'7" x 9'1" (3.84m x 2.77m)

Family room

12'7" x 12'7" (3.84m x 3.84m)

Kitchen/Breakfast Room

14'6" x 13' (4.42m x 3.96m)

**Utility Room** 

13' x 5'7" (3.96m x 1.70m)

Cloakroom/WC

5'11" x 2'11" (1.80m x 0.89m)

Landing

**Bedroom 1** 

14'3" x 12'4" (4.34m x 3.76m)

**En-suite** 

8'7" x 6'3" (2.62m x 1.91m)

**Bedroom 2** 

13' x 11'8" (3.96m x 3.56m)















Bedroom 3

12'7" x 12' (3.84m x 3.66m)

Bedroom 4

12'7" x 9'7" (3.84m x 2.92m)

Bedroom 5

11'4" x 7'5" (3.45m x 2.26m)

**House Bathroom** 

8'8" x 8'7" (2.64m x 2.62m)

**Garage** 18'7" x 18'5" (5.66m x 5.61m)





## **FLOOR PLAN LOCATION** Ground Floor 1342 sq.ft. (124.7 sq.m.) approx. 1st Floor 998 sq.ft. (92.7 sq.m.) approx. Wheldrake Main St Yorkshire Food Find Bedroom 12'7" x 12'0" 3.84m x 3.66m Bedroom 12'7" x 9'7" 3.84m x 2.92m Ensuite 8'7" x 6'3" 2:62m x 1.90m Bedroom 13'0" x 11'8" 3.96m x 3.56m Sitting Room 20'4" x 12'10" 6.20m x 3.91m Google Map data @2025 Kitchen/Breakfast Room 14'6" x 13'0" 4.42m x 3.96m **Energy Efficiency Rating** Current Potential Very energy efficient - lower running costs **EPC** (92 plus) A Includes Garage 73 TOTAL FLOOR AREA: 2340 sq.ft. (217.4 sq.m.) approx. (69-80) Whitst every attempt has been made to exact the accuracy of the floating approximation of doors, windows, norms and any other terms are approximate and no responsibility to taken for any error, prospective purchaser. The services, specims and applications shown have not been tested and no guarantee as to their operability or efficiency can be given. (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**