



17 Back Lane South Wheldrake
York, YO19 6DT
£1,390 Per Month



This property is available on either a furnished or unfurnished basis.

A detached bungalow set in this sought after village location with open aspects to the front and double brick garage.

The spacious living accommodation comprises entrance hall, living room, dining room/bedroom 4, breakfast kitchen with modern fitted units and integrated appliances, utility room, 3 bedrooms and bathroom/w.c.. Large driveway. Lawned gardens to front and side. Small low maintenance rear garden

Council Tax Band E

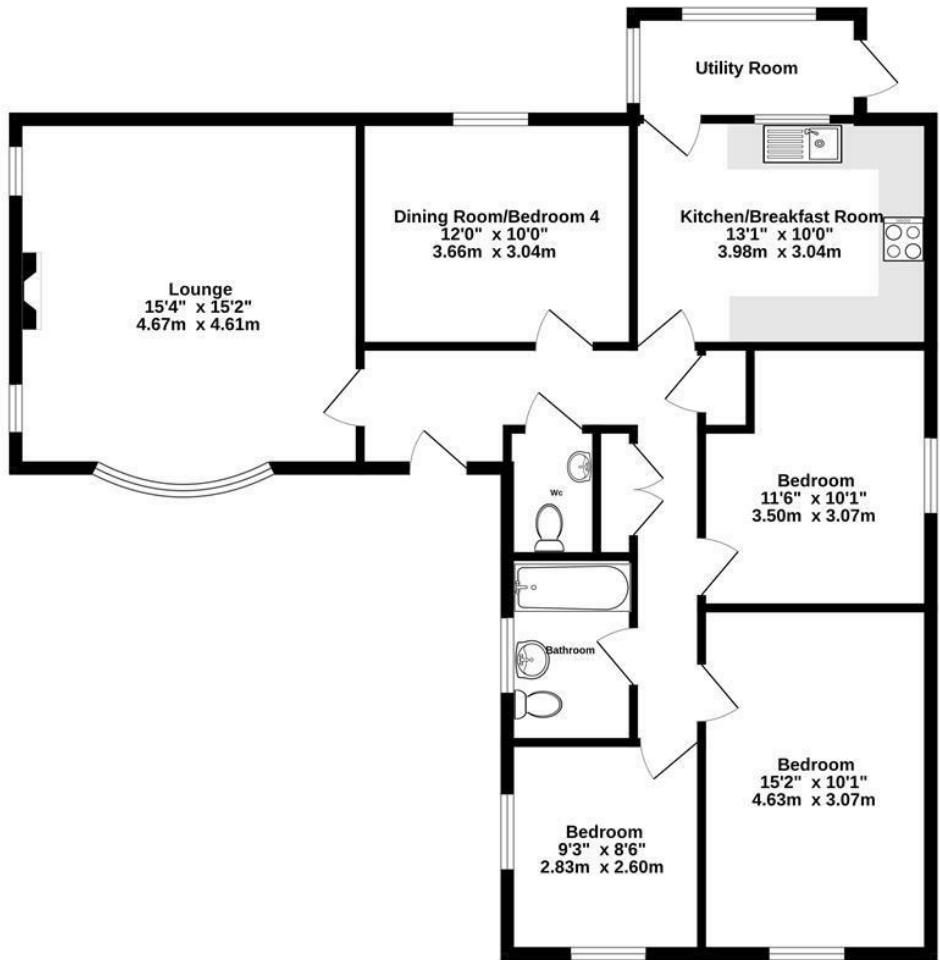
Available Now





FLOOR PLAN

Ground Floor
1120 sq.ft. (104.1 sq.m.) approx.



TOTAL FLOOR AREA: 1120 sq.ft. (104.1 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		
(81-91) B		
(69-80) C		
(55-68) D		
(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.