



30 The Cranbrooks Wheldrake
York, YO19 6AZ
Guide Price £500,000

NO FORWARD CHAIN! A SIMPLY STUNNING FOUR BEDROOM DETACHED FAMILY HOME SET IN A CUL-DE-SAC POSITION IN THIS SOUGHT AFTER VILLAGE. With easy access to the best schools in the county, extended and refurbished to a very high standard this beautiful property will suit the discerning buyer. Providing bright and extremely spacious living accommodation this home comprises hallway, large living room, fabulous dining kitchen with feature centre island and high quality units with integrated appliances, 20' master bedroom with en-suite shower/WC, three further bedrooms and family bathroom with roll top bath and walk-in shower. To the outside is a large driveway with ample parking, brick workshop/store and a landscaped rear garden. **AN INTERNAL VIEWING IS ESSENTIAL.**

Entrance Hallway

Entrance door, cloaks cupboard, linen cupboard, radiator. Panelled doors leading to;

Lounge

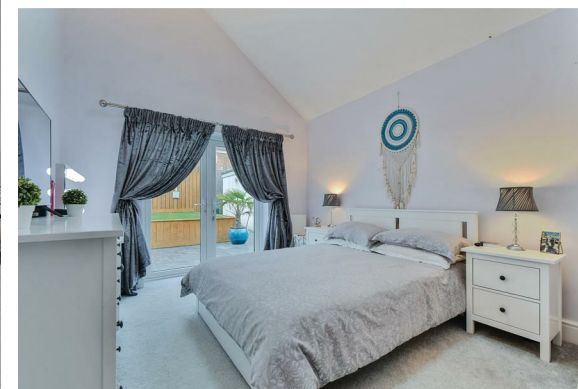
18'4 x 13'6 (5.59m x 4.11m)

Bright and spacious reception room with uPVC double glazed window to front, radiator, TV point, power points. Carpet.

Dining Kitchen

17'4 x 16'8 (5.28m x 5.08m)

Stunning large family kitchen with full range of high quality units comprising sink unit, base and wall units, granite work surfaces, feature centre dining island with storage beneath, built in electric oven, microwave and 5 ring gas hob, integrated fridge/freezer, dishwasher and washing machine, uPVC double glazed windows to side, uPVC French doors to rear garden, radiator. Vinyl floor covering.





Bedroom 1

20' x 10'8 (6.10m x 3.25m)

uPVC double glazed French door to garden, uPVC double glazed velux window, built in wardrobe, radiator power points. Carpet. Opening to;

En-Suite Shower

Walk in shower cubicle, wash hand basin, low level WC.

Bedroom 2

15'6 x 10'7 (4.72m x 3.23m)

uPVC double glazed French doors to rear garden, radiator power points. Carpet.

Bedroom 3

8'9 x 8'2 to 12' (2.67m x 2.49m to 3.66m)

uPVC double glazed window to front, radiator power points. Carpet.

Bedroom 4

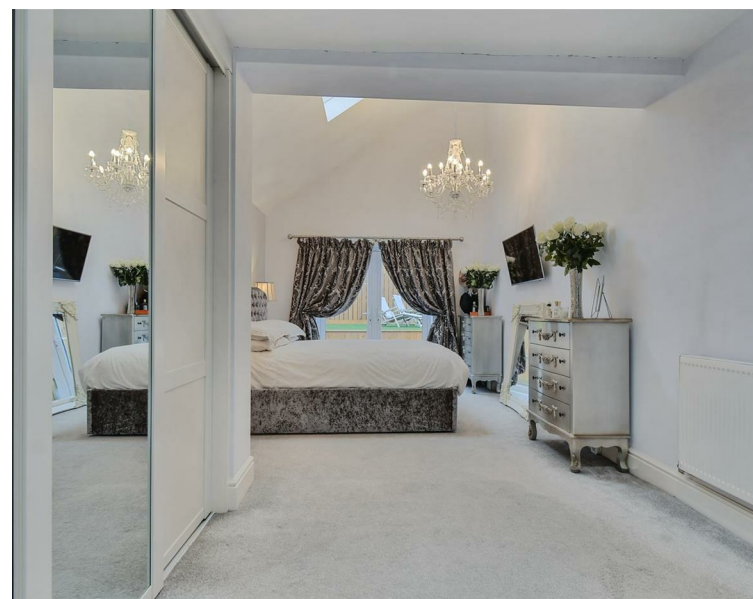
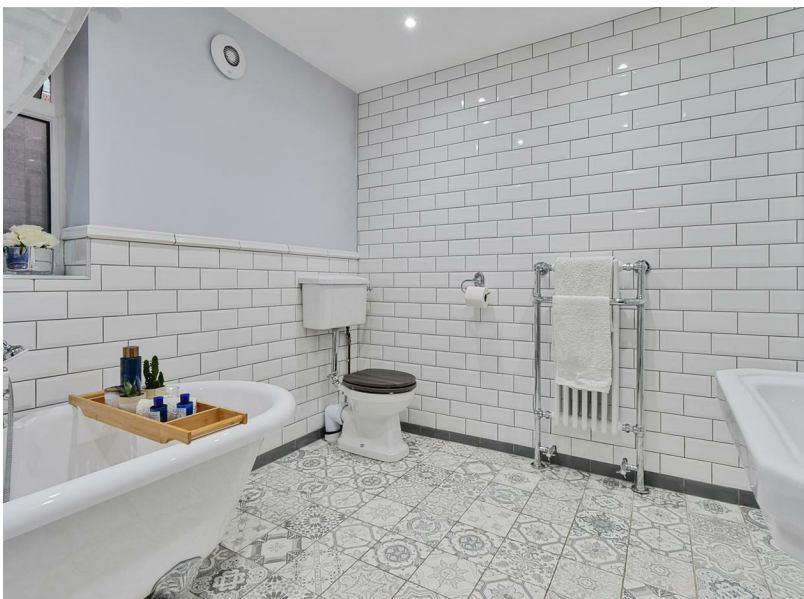
8'8 x 7'10 (2.64m x 2.39m)

uPVC double glazed window to side, radiator power points. Carpet.

Family Bathroom

9'10 x 10'8 max (3.00m x 3.25m max)

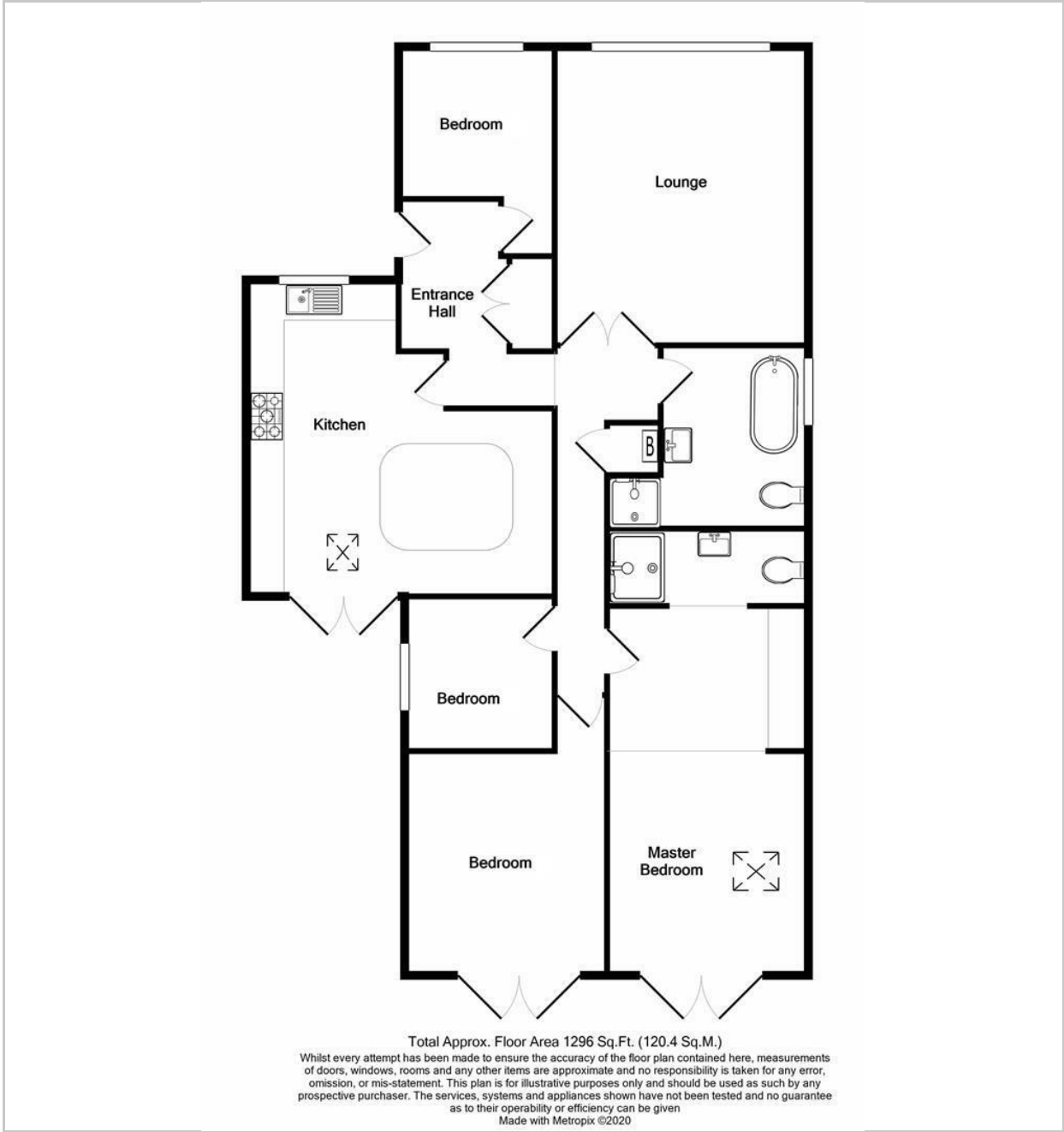
Quality suite comprising roll top bath with chrome mixer shower, large walk in shower cubicle, pedestal wash hand basin, low level WC, uPVC double glazed window to side, half tiled walls.



Outside

Large front garden with block paved driveway allowing parking for 4/5 cars. Landscaped rear garden with large patio areas, lawn, detached workshop/store. Brick boundary wall and timber boundary fencing.

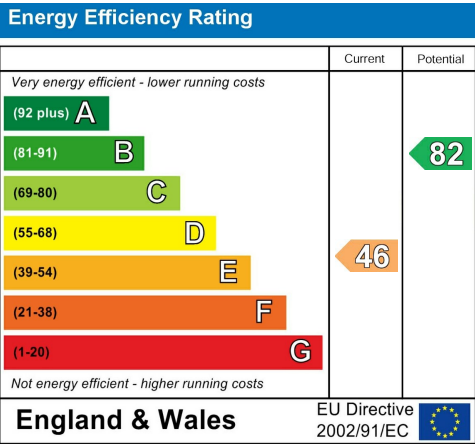
FLOOR PLAN



LOCATION



EPC



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