



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

A RARE OPPORTUNITY TO BUY A BEAUTIFUL HOME IN THIS SOUGHT AFTER VILLAGE WITH THE ADDED BENEFIT OF NO ONWARD CHAIN allowing you to move straight in and start enjoying the lifestyle that comes with living in a thriving village community just eight miles south of the historic city of York. If good transport links are a priority, you're straight onto the A19 taking you to the A64 or there are bus routes into the city to catch the train. Fabulous schooling is covered too as you're in the catchment for the best in the county. The layout is suited to socialising with a large dining kitchen with feature centre island and doors leading to the outdoor seating area looking onto the landscaped rear garden with separate brick outbuilding. The entrance hallway sets the tone for the rest of the large, bright, spacious and airy rooms you'll be drawn to including the 20' master bedroom with en-suite shower room, three further bedrooms and family bathroom with roll top bath and walk-in shower. To the front is a large driveway with ample parking. THIS IS A MUST SEE.

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.

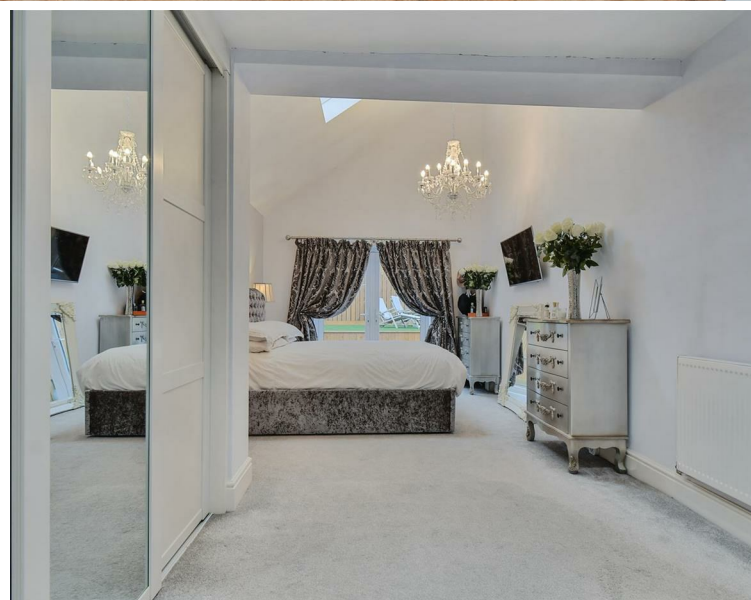
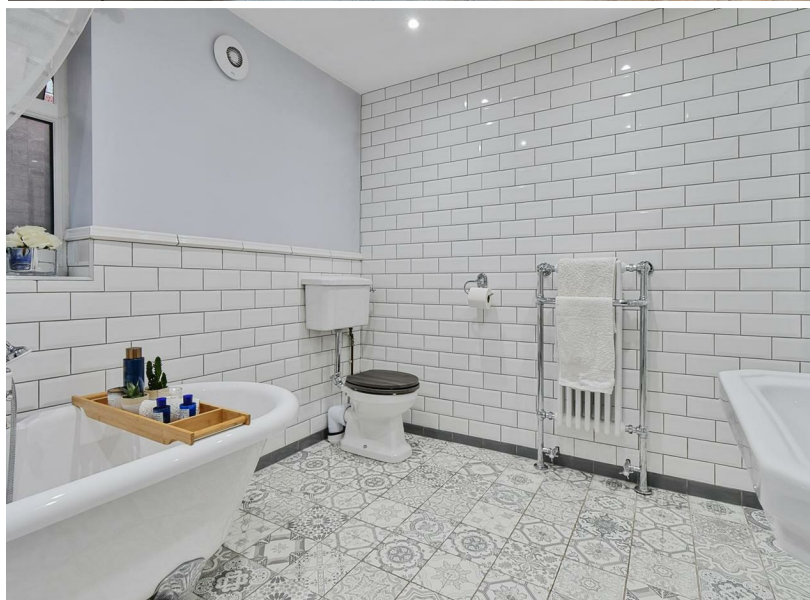
Family Bathroom

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

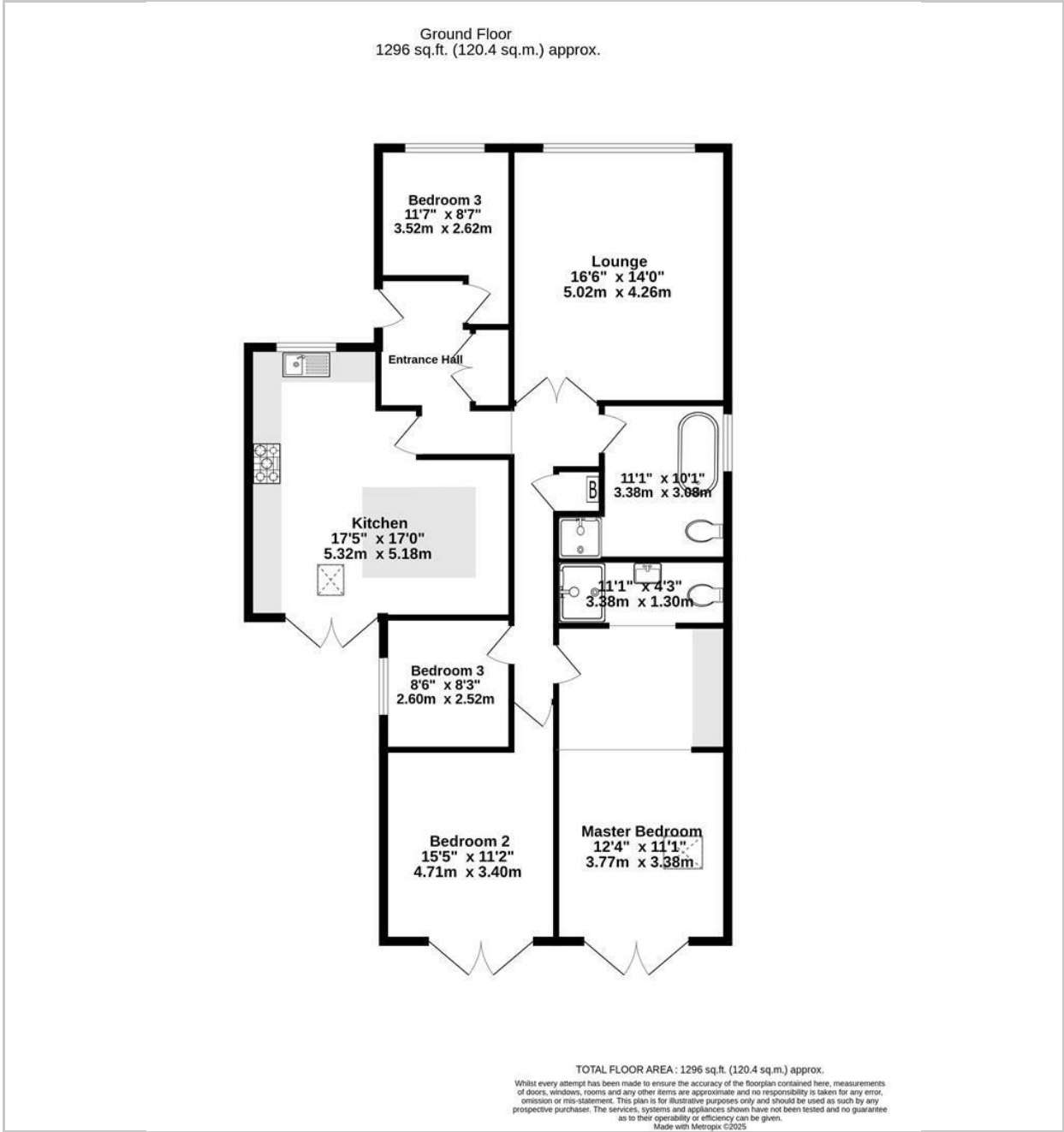
Quality suite comprising roll top bath with chrome mixer shower, large walk in shower cubicle, pedestal wash hand basin, low level WC, uPVC double glazed window to side, half tiled walls.

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.



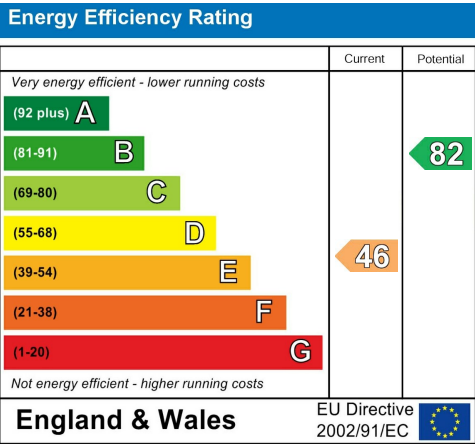
FLOOR PLAN



LOCATION



EPC



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