



30 Courtneys, Wheldrake
York, North Yorkshire YO19 6BR

Guide Price £325,000


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PERSONAL AGENTS

Bishops Personal Agents present to the market a fantastic opportunity to add your own stamp and style on this three-bedroom detached bungalow, situated on a corner plot of quiet streets, in the highly sought after village location of Wheldrake, well situated with easy access to the outer ring road and then into the York City Centre. This property has been a family home to the current owners since 1972 and provides spacious accommodation, with gardens to all sides, which will appeal to young professional couples, families and those looking to retire in their forever home. Briefly comprises; Entrance hallway with built in cupboards and doors leading to all the rooms. To the left of the hallway, we find the spacious double bay fronted living room, with ample space for a table and chairs. Onwards from the hallway is the fitted kitchen-diner with a range of cottage style units, three good sized bedrooms and a shower/wet room. Outside to the front and side are gardens with a driveway providing off street parking, leading to an attached garage/workshop, just right for a car/cycle enthusiast. To the rear the house enjoys enclosed fenced and walled gardens, with a paved patio area perfect for outside entertaining and a garden shed. In summary, this superb property provides an exceptional opportunity to secure a home needing updating, in a very popular village location. The property is ideally placed for the commuter, lying approximately five miles from York city centre and within easy reach of the York outer ring road and the A19. Sold with no onward chain! An early internal inspection is highly recommended.

Wheldrake lies to the east of the A19 trunk road, offering easy access to York, the ring road, A1M and the business centres of West Yorkshire and beyond. There are good local facilities in Wheldrake including a Post office/shop, bus service to York, primary school, pub and church. In nearby Escrick is a primary school, the Parsonage Hotel, a popular Thai restaurant and a fine dining pub. York itself is a short drive; the Designer Outlet is less than a 10 minute drive away and the shopping outlets at Vangarde and Monks Cross some 30 minutes away. The property falls within the catchment of Fulford School (Ofsted 'Outstanding') and independent Queen Margaret's is found in neighbouring Escrick.



Entrance Hall

Entrance upvc door to hallway, built in cupboards, loft hatch and radiator*. Door leading to...

Living Room

19' 6" x 14' 3" (5.94m x 4.34m) At longest points. Double glazed bay windows to the front and side aspects, ceiling coving, tv point* and radiators*.

Kitchen

10' 7" x 9' 10" (3.22m x 2.99m)

The kitchen is fitted with a range of wall and base units with matching worktops over, incorporating a stainless steel sink with mixer taps, electric cooker, fridge/freezer, plumbing for a washing machine*, double glazed windows to the rear aspect and radiator*. Door leading to the garden.

Bedroom 1

14' 3" x 10' 8" (4.34m x 3.25m)

Double glazed windows to the front aspect, built in cupboard and radiator*.

Bedroom 2

9' 11" x 9' 9" (3.02m x 2.97m)

Double glazed windows to the rear aspect, built in wardrobes and radiator*.

Bedroom 3

10' 7" x 7' 11" (3.22m x 2.41m)

Double glazed windows to the front aspect and radiator*.

Shower Room/Wet Room

9' 9" x 5' 3" (2.97m x 1.60m)

White suite comprising: Shower space with electric shower*, pedestal wash hand basin, set in a vanity unit, low level wc, glazed window to rear aspect, down lighting and heated rail*.

Garage

18' 7" x 8' 8" (5.66m x 2.64m)

Garage with power and lighting. Up and over door and floor mounted oil boiler*. Door leading to the rear.

Outside

To the front of the property is a low walled front garden, laid to lawn with shrub borders. A driveway with off street parking leads to the garage. The rear garden has access via side gates. To the rear is a fenced and walled garden laid to lawn with a patio area perfect for outside entertaining, plus a garden shed and the oil tank.

Agents Note

EPC RATING E, COUNCIL TAX BAND D.

Broadband supplier: BT.

Broadband speed: Standard Speed.

Water supplier: Yorkshire Water.

Gas supplier: No gas, oil boiler system.

Electricity supplier: Eon.







[Find an energy certificate \(/\)](#)

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Energy performance certificate (EPC)

30 Courtneys
Wheldrake
YORK
YO19 6BR

Energy rating

E

Valid until:

7 August 2035

Certificate
number:

1535-2528-1500-0123-3206

Property type

Detached bungalow

Total floor area

89 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy rating and score

This property's energy rating is E. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)

Bishops Personal Agents

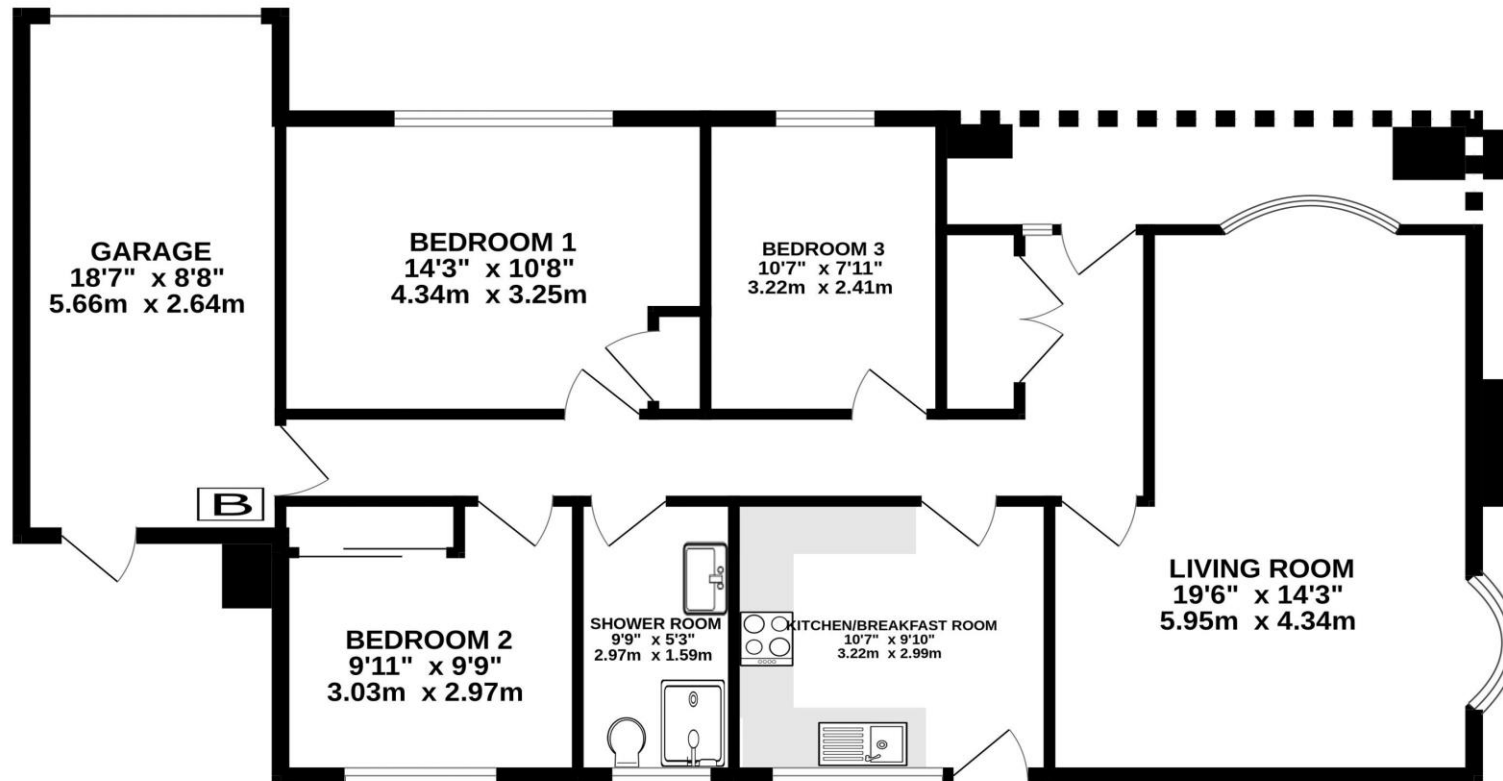
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GROUND FLOOR
1099 sq.ft. (102.1 sq.m.) approx.



TOTAL FLOOR AREA : 1099 sq.ft. (102.1 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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