



Main Street, Wheldrake, York, YO19 6AH

• No Onward Chain • A beautifully presented modern family home in a highly desirable location • Living room with a log burner & double doors out to the front garden • Snug which could be used as a dining room, large study or games room • Open plan kitchen/diner with a range of appliances • Separate utility room & w/c • Substantial master bedroom with en-suite bathroom & walk in wardrobe • Four further bedrooms & a family bathroom • Fully enclosed rear garden, double garage & parking on the drive • EPC = C

Guide Price £799,950

This attractive and deceptively spacious family home is located in the popular village of Wheldrake, only 8 miles from the centre of York. The current vendors have lovingly maintained the property over the years which boasts multiple reception rooms, an open plan kitchen/diner, five bedrooms, two bathrooms, a garage and a nicely presented garden. The property falls within the catchment area of Fulford Secondary School which is extremely well regarded, whilst the village itself benefits from a shop and pub. The property is offered to the market with No Onward Chain, so a viewing is highly recommended to fully appreciate everything that it has to offer.

The front door opens into a lovely hallway with solid wood flooring, doors off to all sides and stairs rising to the first floor. The first door opens into a cloakroom with a pedestal hand basin and w/c. Across the hall you will find the living room which has double doors that open to the front garden and a log burner at the centre of the room, perfect for the colder winter months. The snug with dual aspect windows is immediately adjacent and could be used for a number of purposes including formal dining, a games room or a large home office.

The kitchen/diner is located at the rear of the property and comprises of a granite worktop that doubles up as a breakfast bar, a recessed sink, Rangemaster cooker with a five ring hob over, dishwasher, American style fridge/freezer and various storage units. There is space for a good sized dining table with chairs, whilst two sets of French doors give access to the patio seating area. There is a separate utility room which has a fitted worktop, sink with drainer, various storage cupboards and space for multiple white goods.

Moving upstairs to the master bedroom, it is hard to not be impressed by what is on offer. Sliding doors on the left open to a stunning en-suite comprising freestanding claw bath, shower with rainfall shower head, his/her hand basins, w/c, a heated towel rail and two Velux roof lights. A door opposite opens to a dressing room which is shelved and has hanging rails. The bedroom itself is over 400 sqft so there is an abundance of space for various items of furniture. There are three further double bedrooms and a single. The single is currently being used as a home office as the fifth bedroom is not currently required. A family bathroom comprising bath, shower, hand basin and w/c completes the internal accommodation.

Externally the rear garden is primarily laid to lawn with borders of mature trees and shrubs. There is a large patio immediately adjacent to the house which provides the perfect place to sit and enjoy the sun in the summer months. There is access to the double garage from the rear through a single door or from the front through the two electric roller doors. The drive provides additional off road parking.





A STUNNING FAMILY HOME WITH NO ONWARD CHAIN



R M English Ltd, 13 Walmgate, York, YO1 9TX Tel: 01904 697900



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	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			
		72	79
England, Scotland & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Ra		0	0
		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England, Scotland & Wales		EU Directive 2002/91/EC	

Viewing strictly by appointment

Tenure Freehold

Council Tax Band F

Local Authority York City Council

Services All mains services



Address: Main Street, Wheldrake, York, YO19 6AH
Reference: 2266



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Total area: approx. 275.2 sq. metres (2962.5 sq. feet)

This plan is for illustrative purposes only. Placements and measurements are for guidance and should not be scaled. Quoted SqM and SqFt measurements may contain gauges and ancillary buildings. Confirm with the Agent in all cases. Plan made with PlanUp. Plan produced using PlanUp.

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