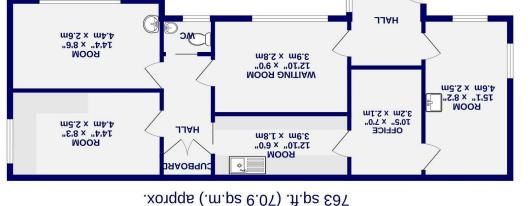




These particulars have been prepared as accurately and as reliably as possible, but should not be relied upon as 'statement of fact'. If there is any point which is of particular importance to you, please contact the office and we would be pleased to check the

AO19 6FDY Wheldrake, York Main Street

Main Street, Wheldrake, York, YO19 6AB



GROUND FLOOR

Council Tax Band - Exempt Freehold

- Former Doctors Surgery
- Village Location
- Great Potential
- Garden To The Rear • Off Street Parking
- In Need Of Modernisation
- Ebc lBc
- atstements contained in these particulars. No person in the employment of Ashtons has any authority to make or give any representation or warranty whatsoever in relation to this property or these particulars nor enter into any contract relating to the siess, measurements, floor plans or distances referred to are given as a guide only and are not precise. Purchasers must satisfy themselves by inspection or by otherwise regarding the items mentioned above and as to the correctness of each of the

Main Street Wheldrake, York YO19 6AB

£280,000



3



A former medical practice ideal for redevelopment subject to the necessary planning permissions. We expect the property could be altered for residential purposes to create a bungalow or potentially a house.

Located in the popular village of Wheldrake, is this former medical practice set on a generous plot. Offering scope for further development (subject to the relevant planning permissions), this commercial office building offers a substantial private garden and driveway parking.

The village of Wheldrake is sought after, not only for the range of shops and amenities, but also for the highly regarded primary school and access to some of the most sought after secondary schools in York including the Ofsted rated Outstanding Fulford secondary school.

Sure to be popular among a variety of buyers, viewing is highly recommended.

Council Tax Band- Exempt

The property currently has a covenant as follows for the rear water tower not included in the sale.

"Subject to the right of footpath and the right to lay and maintain a waterpipe track there under of the Derwent Rural District Council and its successors in title over and along and under the land hatched with red on the said plan."



















