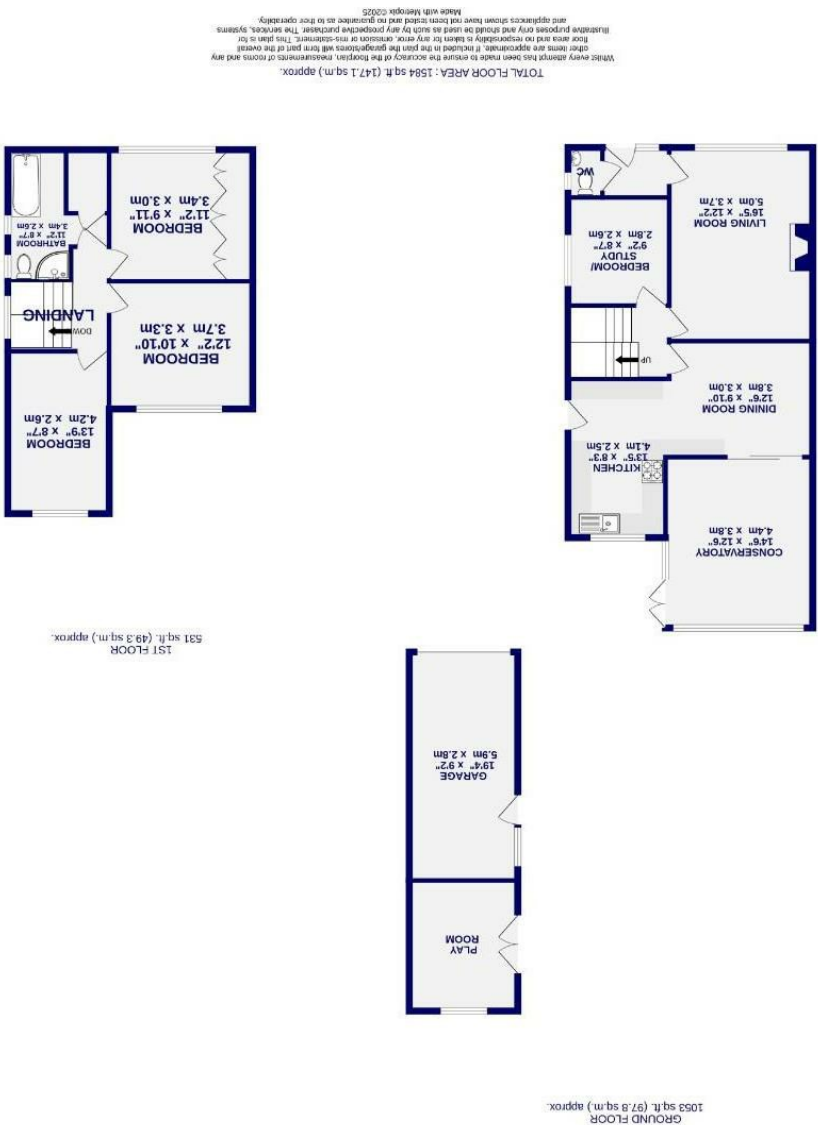


The Ruddings Wheldrake, York YO19 6BP

Freehold
Council Tax Band - C

- Extended Semi Detached House
- Four Bedrooms
- Two Reception Rooms & Garden Room
- Garage & Garden Office
- Modern Kitchen, Cloakroom & Bathroom
- Mature Gardens
- EPC TBA



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 information. We have not tested any services, appliances, equipment or facilities and nothing in these particulars should be deemed to be a statement that they are in good working order, or that the property is in good structural condition or otherwise. Any areas, 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 statements 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 property on behalf of the vendor.



The Ruddings
Wheldrake, York
YO19 6BP

Offers Over £395,000

 4  2

A tastefully extended semi detached family house of generous proportions offering spacious and versatile family accommodation. There are two reception rooms on the ground floor with an open plan kitchen and useful garden room. There is also the added benefit of a ground floor fourth bedroom which doubles as a study or home office, although there is a purpose built home office in the garden, attached to the garage adding additional usability to the garage, should this be required.

The property is set a short walk from the village centre with its wealth of amenities including a sought after primary school and access to Fulford Secondary school.

A fantastically versatile and well presented family house in a great location.

Council Tax Band- C

