



Main Street
Wheldrake, York
YO19 6AB

£250,000



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- Business Rates

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."



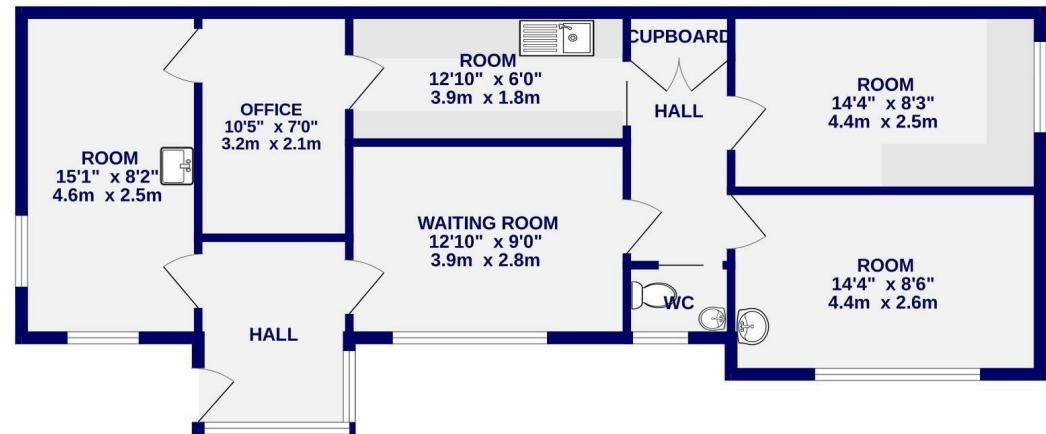


Main Street Wheldrake, York YO19 6AB

Freehold
Council Tax Band - Exempt

- Former Doctors Surgery
- Village Location
- Great Potential
- Off Street Parking
- Garden To The Rear
- In Need Of Modernisation
- EPC TBC

GROUND FLOOR
763 sq.ft. (70.9 sq.m.) approx.



TOTAL FLOOR AREA : 763 sq.ft. (70.9 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of rooms and any other items are approximate. If included in the plan the garage/stores will form part of the overall floor area 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.
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