



MAIN STREET, WHELDRAKE

The Bungalow, Springwell Garden Centre, Main Street, Wheldrake, York, North Yorkshire, YO19 6AH

PETER  
MOODY  
& COMPANY



## MAIN STREET, WHELDRAKE

The Bungalow, Springwell Garden Centre, Main Street, Wheldrake, York, North Yorkshire, YO19 6AH

- Spacious Detached Bungalow
- Approximately 1.5 Acres of Land
- 2 Double Bedrooms. Bathroom
- Living Room
- Dining Kitchen
- Range of Timber Outbuildings
- Great Potential For Redevelopment
- Vacant Possession With No Onward Chain
- Agricultural Occupancy Restriction

York City Centre 8 Miles. York Railway Station 8½. Miles Leeds 29. Miles

### Description

A rare opportunity to acquire a substantial detached bungalow extending to over 1000sq.ft. standing in grounds of around 1½. acres on the edge of this highly sought after village. The property was run some years ago as a garden centre and retains an agricultural occupancy restriction. The land is now predominantly kept as grazing paddocks and on the eastern side of the property are some wooden outbuildings and a greenhouse. The bungalow has been well maintained with gas central heating and upvc double glazing and offers potential for further updating or redevelopment subject to planning. There is no onward chain, and an early viewing is strongly recommended as a high demand is anticipated.

### Location

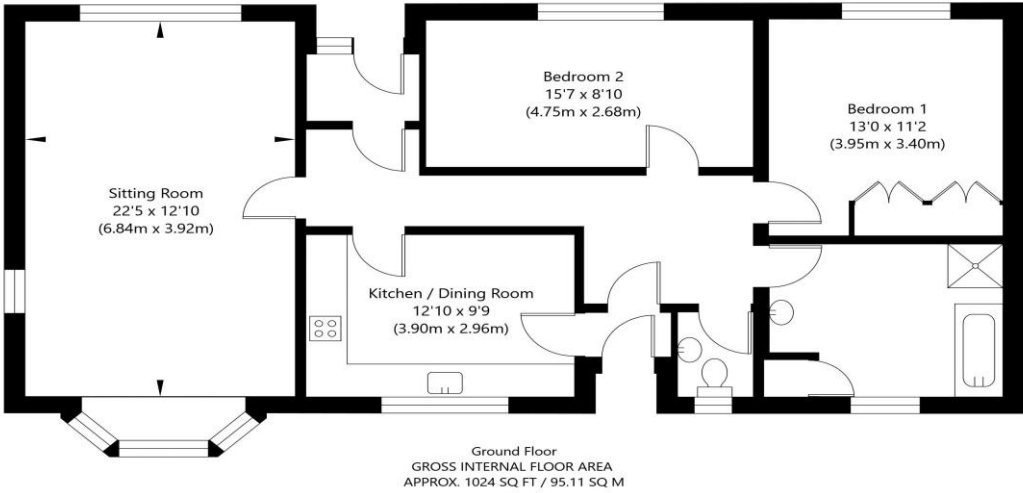
Wheldrake is a popular village lying around 8 miles to the south-east of York city centre. There is a pub, café, church, Costcutter shop and primary school. The village lies within the catchment of the highly regarded Fulford secondary school. Buses operate from the area and York railway station has services to London taking less than 2 hours.

### Agent's Note

In the event that the land associated with the bungalow has planning permission granted for residential development the vendors reserve the right to charge an overage of 30% for a period of 20 years following the sale. Further details of this and the agricultural occupancy restriction can be obtained from the sole selling agents.



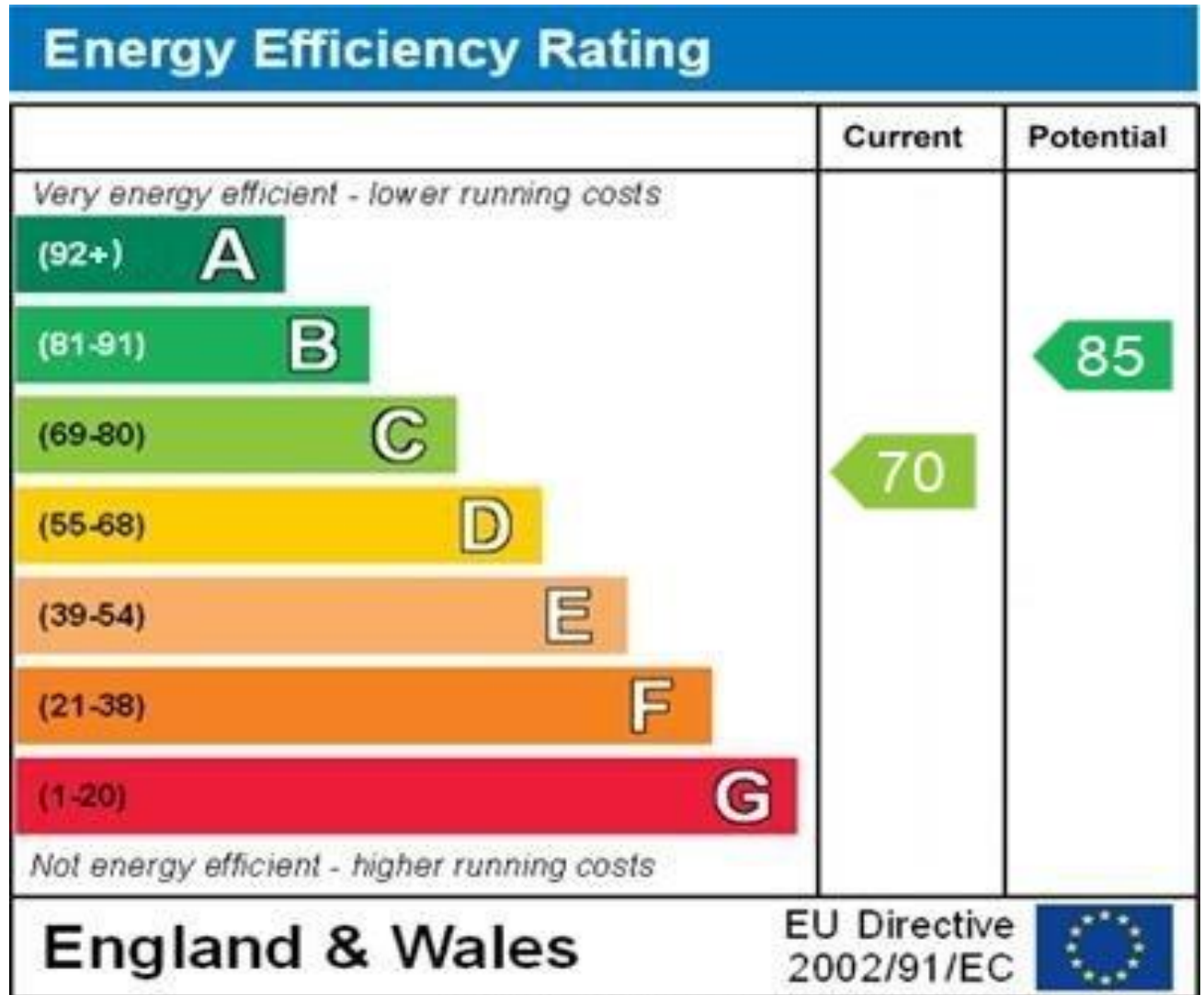
FLOOR PLANS



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
APPROXIMATE GROSS INTERNAL FLOOR AREA 1024 SQ FT / 95.11 SQ M  
All Measurements and fixtures including doors and windows are approximate and should be independently verified.  
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