



9 The Cranbrooks Wheldrake

York, YO19 6AZ

Guide Price £325,000



A DECEPTIVELY SPACIOUS 3 BEDROOM SEMI DETACHED DORMER BUNGALOW SET IN GOOD SIZED PRIVATE GARDENS IN THIS HIGHLY SOUGHT AFTER VILLAGE WITHIN FULFORD SCHOOL CATCHMENT AREA AND EASY ACCESS IN TO YORK CITY CENTRE. The property which has gas central heating and uPVC double glazing providing bright and tastefully presented living accommodation comprising entrance hall, lounge, separate dining room with French doors to garden, modern fitted kitchen, ground floor double bedroom and shower room/w.c., first floor landing, 2 further bedrooms and bathroom/w.c. Long driveway leads to a detached brick garage, Private lawned rear garden with summerhouse/potential home office. An internal viewing is recommended.

Hallway

Entrance door. Doors leading to

Lounge

16'2" x 11'5" (4.93m x 3.48m)

Bright reception room with fireplace and window to front

Dining Room

13'1" x 9'8" (3.99m x 2.95m)

French doors to rear garden, stairs to first floor.

Kitchen

11'6" x 8'11" (3.53m x 2.74m)

Modern fitted kitchen with base and wall units, built in oven and hob, window to front, built in cupboard

Bedroom

10'3" x 10'0" (3.14m x 3.05m)

Window to rear

Shower Room

Walk in shower cubicle, wash hand basin, w.c., window to side

Landing

Velux window to front. Doors to



**Bedroom**

14'0" x 9'8" (4.27m x 2.97m)

Spacious double bedroom with window to rear

Bedroom

14'0" x 8'5" (4.27m x 2.57m)

Window to rear, built in cupboard

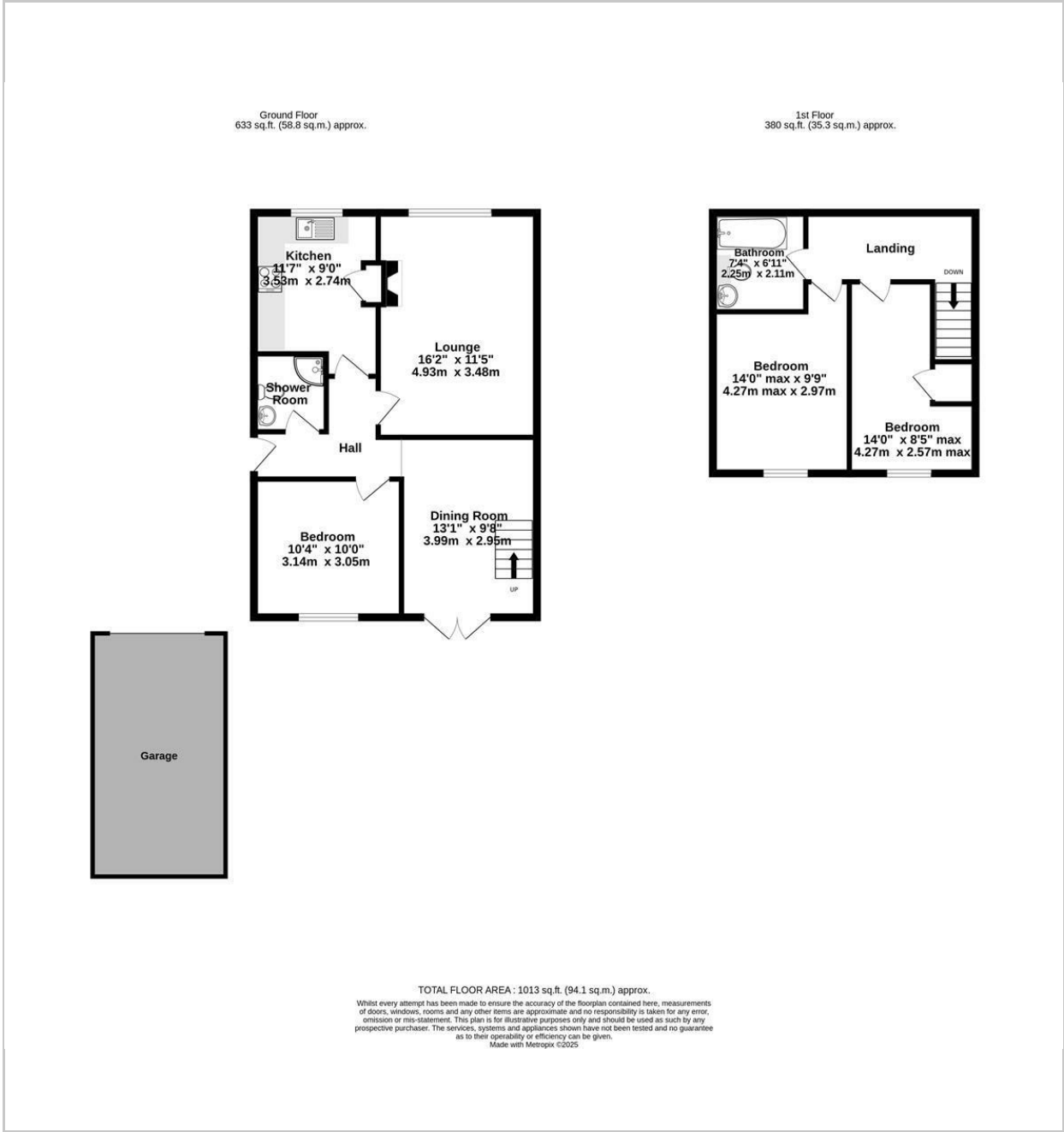
Bathroom

7'4" x 6'11" (2.25m x 2.11m)

Modern white suite comprising bath, wash hand basin and w.c., window to side



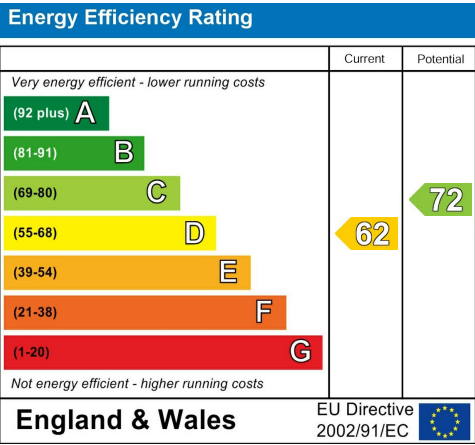
FLOOR PLAN



LOCATION



EPC



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