



Church Lane, Wheldrake, York, North Yorkshire, YO19 6AS

- Three bedroom semi-detached home
- Highly sought-after village location
- Open field views to the rear
- Spacious lounge with patio doors to the garden
- Separate dining room ideal for family living
- Kitchen with separate utility room and ground floor W.C
- Large rear garden with patio seating area
- Off-street parking for multiple vehicles
- Detached single garage
- EPC = D

Guide Price £300,000

An exciting opportunity to acquire a three bedroom semi-detached home in one of York's most desirable villages.

Positioned in a pleasant setting with open field views to the rear, this property offers fantastic potential for renovation and modernisation, making it an ideal project for first-time buyers, young families, investors or those looking to downsize and create a home tailored to them.

The accommodation begins with an entrance hall, with stairs leading to the first floor. To the front of the property is a spacious lounge featuring an electric fire and patio doors opening directly onto the rear garden, allowing for plenty of natural light.

The separate dining room sits adjacent to the kitchen, creating a practical layout for family living and entertaining.

The kitchen offers an L-shaped worktop incorporating a sink with drainer, electric oven and hob, integrated fridge and a range of storage units above and below, along with two additional storage cupboards. A separate utility room provides space for a washing machine and dryer, additional worktop space with storage, a sink with drainer and a further storage cupboard. Access to the rear of the property is also available from here.

A ground floor W.C. with toilet and basin adds extra convenience and completes the ground floor.

Upstairs, the property boasts three good sized bedrooms, along with a house bathroom comprising a shower, W.C, basin and heated towel rail. There is also a generous storage cupboard located off the landing.

Externally, the front garden sets the property back from the road, while the large rear garden enjoys open field views and features a patio seating area, perfect for outdoor dining and entertaining. There is off-street parking for multiple vehicles, along with a detached single garage benefiting from power and lighting.

Situated in the highly sought after village of Wheldrake, the property benefits from local amenities including a village shop, pub, café and primary school, as well as excellent transport links into York and surrounding areas.

Although the property requires updating, it presents a rare and exciting opportunity to create a wonderful home in a superb village location.





NO ONWARD CHAIN





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		63	78

England, Scotland & Wales EU Directive 2002/91/EC

Environmental Impact (CO ₂) Ra		0	0
Very environmentally friendly - lower CO ₂ emissions			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			

England, Scotland & Wales EU Directive 2002/91/EC

Viewing strictly by appointment

Tenure Freehold

Council Tax Band B

Local Authority North Yorkshire County Council

Services All mains services



Address: Church Lane, Wheildrake, York, North Yorkshire, YO19 6AS
Reference: 2616



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Approx. Gross Internal Floor Area 1079 sq. ft 100.20 sq. m
Garage 250 sq. ft 23.24 sq. m
Total 1329 sq. ft 123.44 sq. m

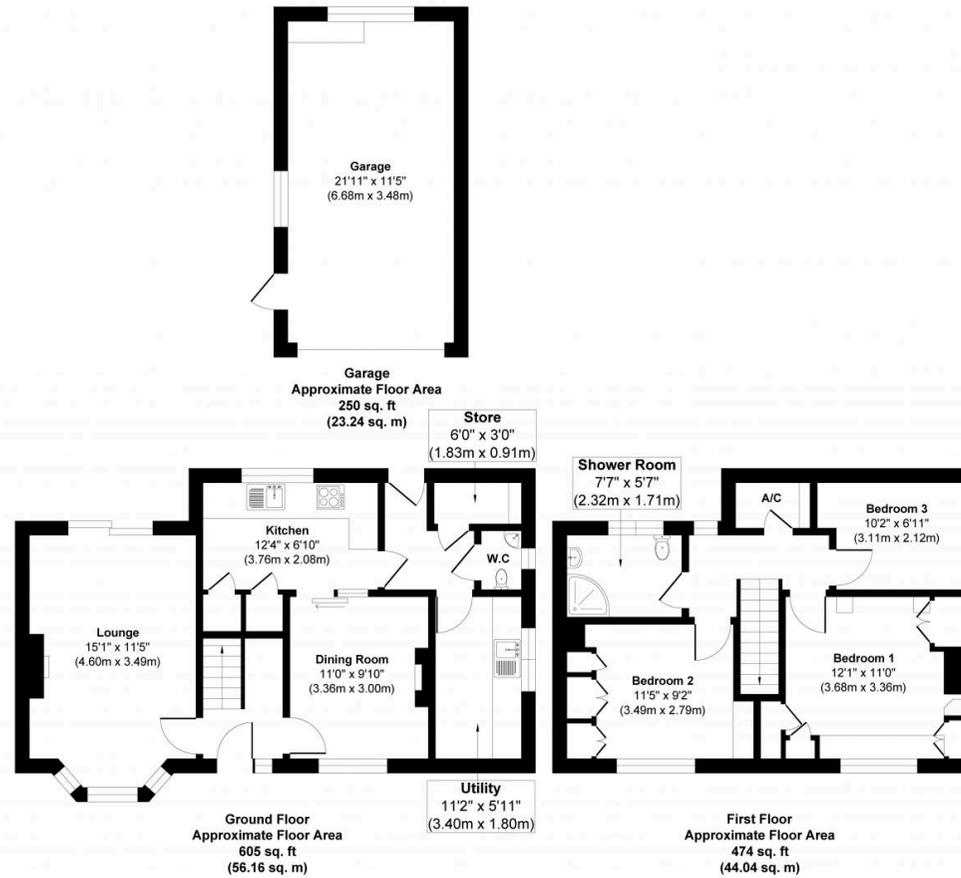
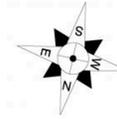


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