



Derwent Drive Wheldrake

York, YO19 6AL

Guide Price £325,000



A LARGE 2 BEDROOM DETACHED BUNGALOW SET IN A QUIET CUL-DE-SAC CLOSE TO THE CENTRE OF THIS SOUGHT AFTER VILLAGE WITH EASY ACCESS IN TO YORK CITY CENTRE.

The property provides spacious living accommodation with the benefit of gas central heating and double glazing and comprises hallway, large sitting/dining room with patio doors to garden, good sized kitchen with fitted units, 2 double sized bedrooms both with built in wardrobes and bathroom/w.c. Front garden with driveway to a single brick garage. Attractive and private south facing rear garden.

Entrance Hall

Entrance door with glazed side panel, cloaks cupboard, radiator. Carpet. Doors to

Sitting/Dining Room

19'5 x 13' (5.92m x 3.96m)
Bright and spacious reception room with window to side and patio doors to rear garden, ceiling cornicing, Adams style fireplace, 2 radiators, power points. Carpet

Kitchen

12'6 x 10'8 (3.81m x 3.25m)
Well fitted with base units and work surfaces, sink unit, electric cooker with extractor above, windows to 2 aspects, walk in pantry with window, built in cupboard, radiator. Tiled floor

Bedroom 1

16'6 (into bay) x 12'2 (5.03m (into bay) x 3.71m)
Bay window to front, ceiling cornicing, built in wardrobe, radiator, power points. Carpet

Bedroom 2

12'2 x 11' (3.71m x 3.35m)
Window to side, ceiling cornicing, built in wardrobe, radiator, power points. Carpet

Bathroom

Modern suite with walk in shower cubicle, wash hand basin, w.c., window to side, fully tiled walls and floor, extractor fan, radiator.





Outside

Lawned front garden and long driveway leading to a single brick garage with electric door, power and light. Attractive south facing private rear garden set to lawn with patio area, flower beds well stocked with shrubs and bushes. Summer house with electrics and carpet.

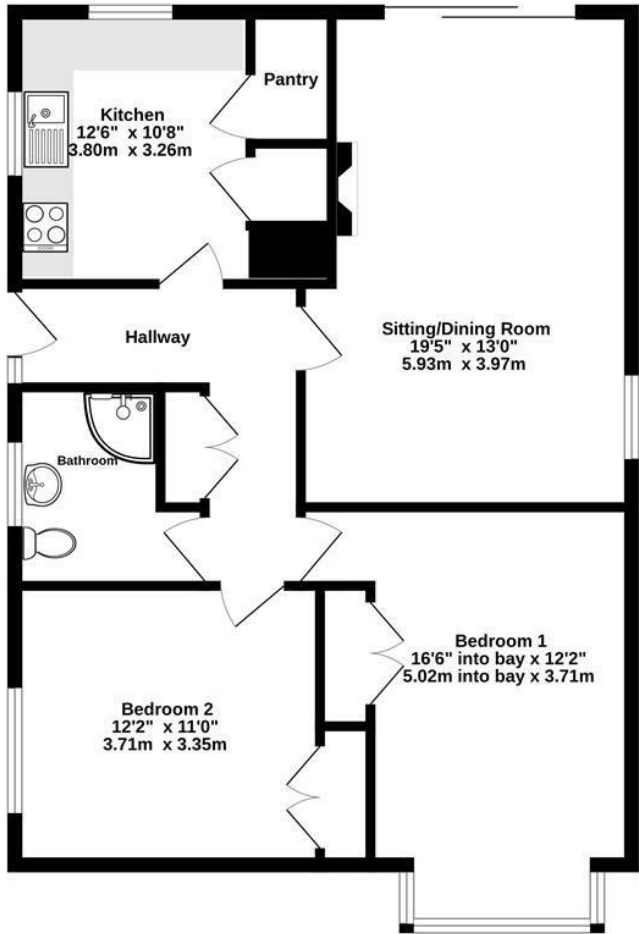
Agents Note

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FLOOR PLAN

Ground Floor
823 sq.ft. (76.4 sq.m.) approx.



TOTAL FLOOR AREA : 823 sq.ft. (76.4 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate 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 or efficiency can be given.
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LOCATION



EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	66	74
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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