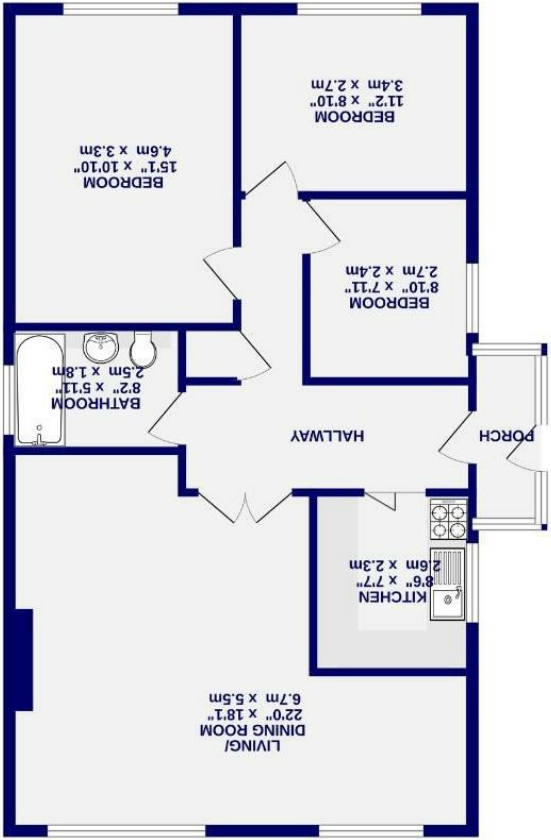




The Cranbrooks Wheldrake, York YO19 6AZ

Freehold
Council Tax Band - D

- Detached Bungalow
- Three Bedrooms
- Generous Plot
- Sought After Village Setting
- Garage & Driveway
- Immaculately Maintained Throughout
- No Onward Chain
- EPC D



GROUND FLOOR
881 sq.ft. (81.9 sq.m.) approx.

While every attempt has been made to ensure the accuracy of the figures, measurements of rooms and any other dimensions are approximate. It is recommended that you obtain a professional valuation of the property before purchasing. The plan is for information only and should not be used as a guide. The plan is for information only and should not be used as a guide. The plan is for information only and should not be used as a guide.

These particulars have been prepared as accurately and as reliably as possible, but should not be relied upon as 'statement of fact'. If there is any point which is of particular importance to you, please contact the office and we would be pleased to check the information. We have not tested any services, appliances, equipment or facilities and nothing in these particulars should be deemed to be a statement that they are in good working order, or that the property is in good structural condition or otherwise. Any areas, measurements, floor plans or distances referred to are given only as a guide only and are not precise. Purchasers must satisfy themselves by inspection or by otherwise regarding the items mentioned above and as to the correctness of each of the statements contained in these particulars. No person in the employment of Ashtons has any authority to make or give any representation or warranty whatsoever in relation to this property or these particulars nor enter into any contract relating to the property on behalf of the vendor. Please note that some images may have been edited with the use of AI. We are legally required to carry out AML checks for all purchasers, sellers and giftors, which become mandatory once an offer has been accepted. There is a non-refundable fee of £30 + VAT per purchaser and per giftor for these checks.

The Cranbrooks
Wheldrake, York
YO19 6AZ

£325,000

 3  1

Located in the ever popular village of Wheldrake, positioned to the south east of York, is this immaculately presented three bedroom detached bungalow occupying a deceptively generous plot with a wonderfully private setting. Offered with no onward chain, the property has been a much loved home for many years and has been exceptionally well maintained throughout, whilst still offering excellent scope for further modernisation if desired.

Internally, the property comprises an entrance porch leading to a hall, which opens into the impressive living dining room positioned at the front of the property, where two large windows allow natural light to flood the space. Also accessed from the hall is the fitted kitchen, featuring in-frame wall and base units complemented by granite worktops, with ample space for a range of freestanding appliances.

The remainder of the accommodation includes three well proportioned bedrooms, with the principal bedroom benefiting from an extensive range of fitted storage surrounding and over the bed, together with a well presented three-piece family bathroom.

Externally, the property sits within a stunning plot with beautifully maintained front and rear gardens enclosed by fenced boundaries. Predominantly laid to lawn, the gardens also feature patio seating areas and established flowerbeds, creating a peaceful and attractive outdoor space. Set back from the property is a detached single garage with light and power, alongside a generous driveway providing ample off street parking for multiple vehicles. The larger than expected plot also offers an excellent side aspect currently utilised as a beautifully stocked and mature flowerbed garden.

Sure to be popular on the open market, and offered with no onward chain, early viewing is highly recommended.

