

Churchills
YORK'S INDEPENDENT LOCAL ESTATE AGENT

46 Wetherby Road

York, YO26 5BY

Guide Price £460,000

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AN INDIVIDUALLY DESIGNED NEWLY BUILT DETACHED BUNGALOW SET IN A QUIET LOCATION OFF WETHERBY ROAD BEING CONVENIENT FOR LOCAL AMENITIES, EASY ACCESS TO THE BY PASS AND IN TO THE CITY CENTRE. Reached via a long driveway the property sits in a good sized plot with ample parking along with a detached brick garage. The bright and extremely spacious living accommodation has high quality fittings throughout and benefits from an air source heat pump with under floor heating and a large number of PV panels which offers efficient, low-carbon heating and hot water throughout the home. Originally designed as a 3 bedroom bungalow the property has a very large master bedroom that would easily convert in to two double bedrooms. It comprises entrance hall, sitting room with cast iron stove, large dining kitchen with full range of fitted units and integrated appliances, French doors lead out to an inner courtyard, rear hall, utility room, large master bedroom with French doors to rear garden, double sized bedroom 2, large family bathroom with freestanding bath and large walk in shower. A RARE OPPORTUNITY TO PURCHASE THIS HIGH QUALITY NEW BUILD DETACHED BUNGALOW AND AN INTERNAL VIEWING IS STRONGLY RECOMMENDED

Hall
Entrance door, built in cupboards, window to rear. Doors to

Sitting Room
16'10 x 13'3 (5.13m x 4.04m)
Bright and spacious room with window to front, feature cast iron stove

Dining Kitchen
16'0 x 14'4 (4.88m x 4.37m)
Dining area with French doors to inner courtyard, kitchen with high quality fitted units with integrated appliances including 5 ring hob with extractor above, double oven, dishwasher and fridge/freezer



















Inner Hall
Doors to

Utility Room
9'7 x 7'0 (2.92m x 2.13m)
Fitted units including sink, door to side

Master Bedroom
20'6 x 14'8 (6.25m x 4.47m)
Originally designed as two bedrooms the developer has left this room as one large master bedroom but could easily be split in to two bedrooms. The room has a window to rear and French doors to garden

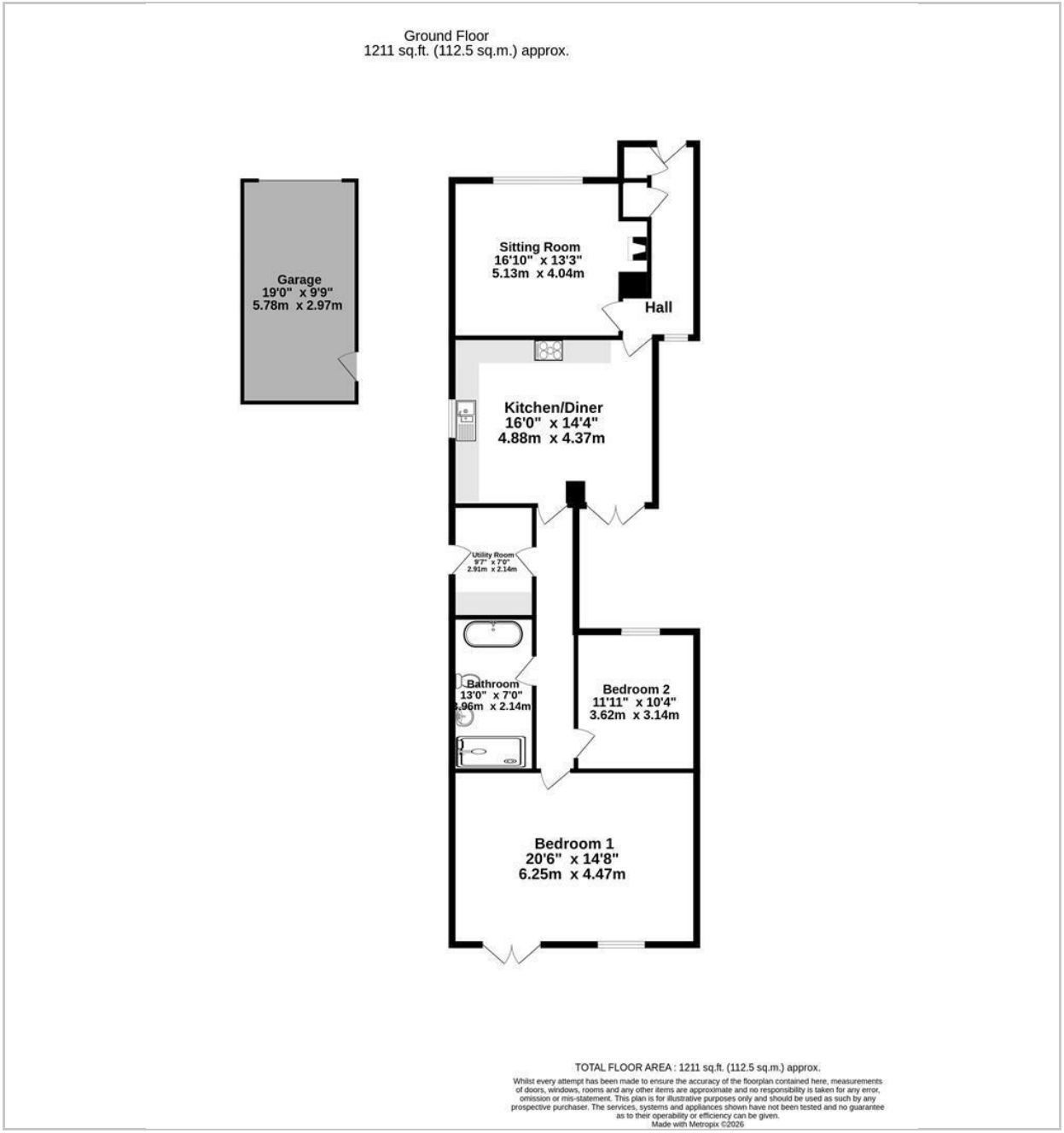
Bedroom 2
11'11 x 10'4 (3.63m x 3.15m)
Window to front

Bathroom
13' x 7'0 (3.96m x 2.13m)
Feature freestanding bath, large walk in shower, vanity unit housing wash hand basin, W.C., window to side

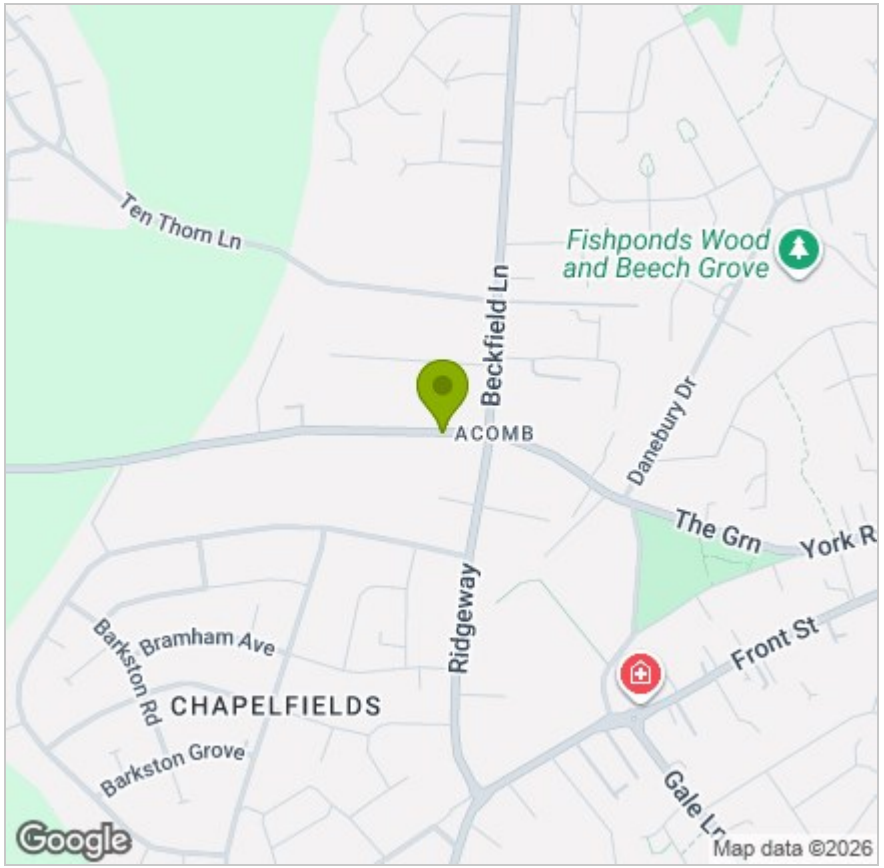
Outside
The property is entered from Wetherby Road along a private long driveway leading to a large parking area and a detached brick garage. Private low maintenance rear garden with Indian stone patio, flower beds, shrubs and timber boundary fencing

Agents Note:
To be able to purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the transaction to fulfil their obligations under Anti Money Laundering regulations. A charge to carry out these checks will apply. Please ask our branch for further details.

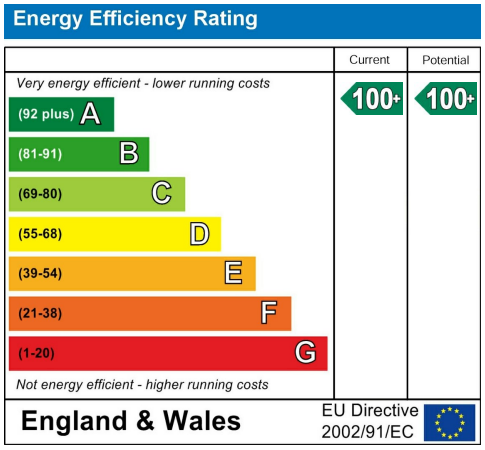
FLOOR PLAN



LOCATION



EPC



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