



5 Wold Cottages North Lane Wheldrake

York, YO19 6NF

Guide Price £300,000



A FABULOUS 3 BEDROOM MODERN SEMI DETACHED HOUSE SET ON A NON ESTATE POSITION WITHIN THIS SOUGHT AFTER VILLAGE WITHIN FULFORD SCHOOL CATCHMENT AREA AND WITH EASY ACCESS IN TO YORK CITY CENTRE. The property has been upgraded and refurbished to a high standard by the present owners, has the benefit of gas central heating and upvc double glazing and comprises entrance hall, large living room, dining kitchen with high quality modern fitted units and patio doors to garden, landing, 3 good sized bedrooms, bathroom with modern suite. Private south facing rear garden. Detached garage and parking space. An internal viewing is highly recommended.

Entrance Hall

Entrance door, stairs to first floor. Door to

Living Room

15'0 x 12'1 (4.57m x 3.68m)
Window to front, under stair storage cupboard, radiator power points.

Kitchen/Diner

18'1 x 9'8 (5.51m x 2.95m)
High quality modern fitted units comprising Belfast sink unit with Quooker tap, base, wall and larder units, quartz work surfaces, built in electric oven and induction hob, integrated fridge freezer and dishwasher, window to rear. Dining area with radiator and patio doors to rear garden

Landing

Access to fully insulated roof space via pull down steps. Doors leading to

Bedroom 1

12'0 x 10'5 (3.66m x 3.18m)
Window to front, fitted wardrobes, radiator, power points.

Bedroom 2

11'4 x 9'8 (3.45m x 2.95m)
Window to rear, radiator, power points.





Bedroom 3

8'10 x 8'0 (2.69m x 2.44m)

Window to front, fitted high sleeper bed and wardrobe/drawers, radiator, power points.

Bathroom

Modern quality suite comprising panelled bath with shower above and shower screen, vanity unit housing wash hand basin and w.c., window to rear, extractor fan, fully tiled walls and floor

Outside

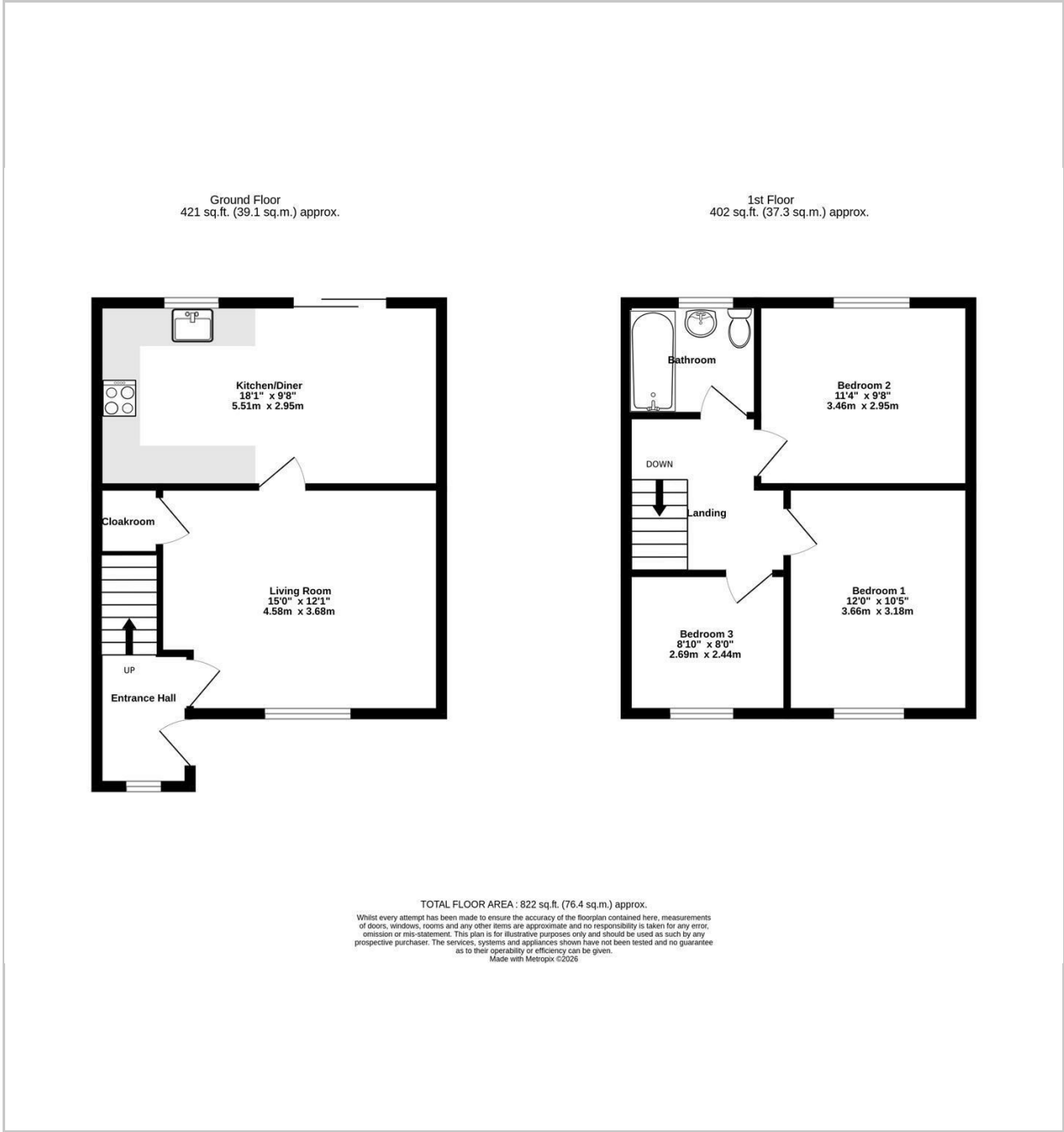
Front garden with lawn and flower beds. Private south facing rear garden with boundary wall and door giving access in to a single brick garage with plumbing for washing machine

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.



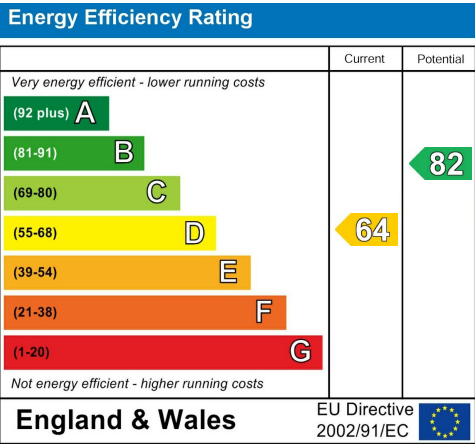
FLOOR PLAN



LOCATION



EPC



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