



21 Back Lane South Wheldrake
York, YO19 6DT
Offers Over £725,000

 5  2  4  C

A FABULOUS 5 BEDROOM DETACHED HOUSE SET IN LARGER THAN AVERAGE GARDENS WITH OPEN ASPECT TO FRONT IN ONE OF WHELDRAKES MOST SOUGHT AFTER POSITIONS. Within the catchment for Fulford school and with easy access into York and on to the A64 this popular commuter village has good local facilities. The property provides bright and spacious living accommodation with the benefit of gas central heating and double glazing and comprises entrance hall, cloaks/w.c., large sitting room, family room, dining room, breakfast kitchen, utility room, landing, master bedroom with en suite shower room, 3 further double bedrooms and single bedroom/office, family bathroom/w.c. Large front garden with driveway and double brick garage. Good sized lawned rear garden. An internal viewing is strongly recommended.



Entrance Hall

Sitting Room
20'4" x 12'10" (6.20m x 3.91m)

Dining Room
12'7" x 9'1" (3.84m x 2.77m)

Family room
12'7" x 12'7" (3.84m x 3.84m)

Kitchen/Breakfast Room
14'6" x 13' (4.42m x 3.96m)

Utility Room
13' x 5'7" (3.96m x 1.70m)

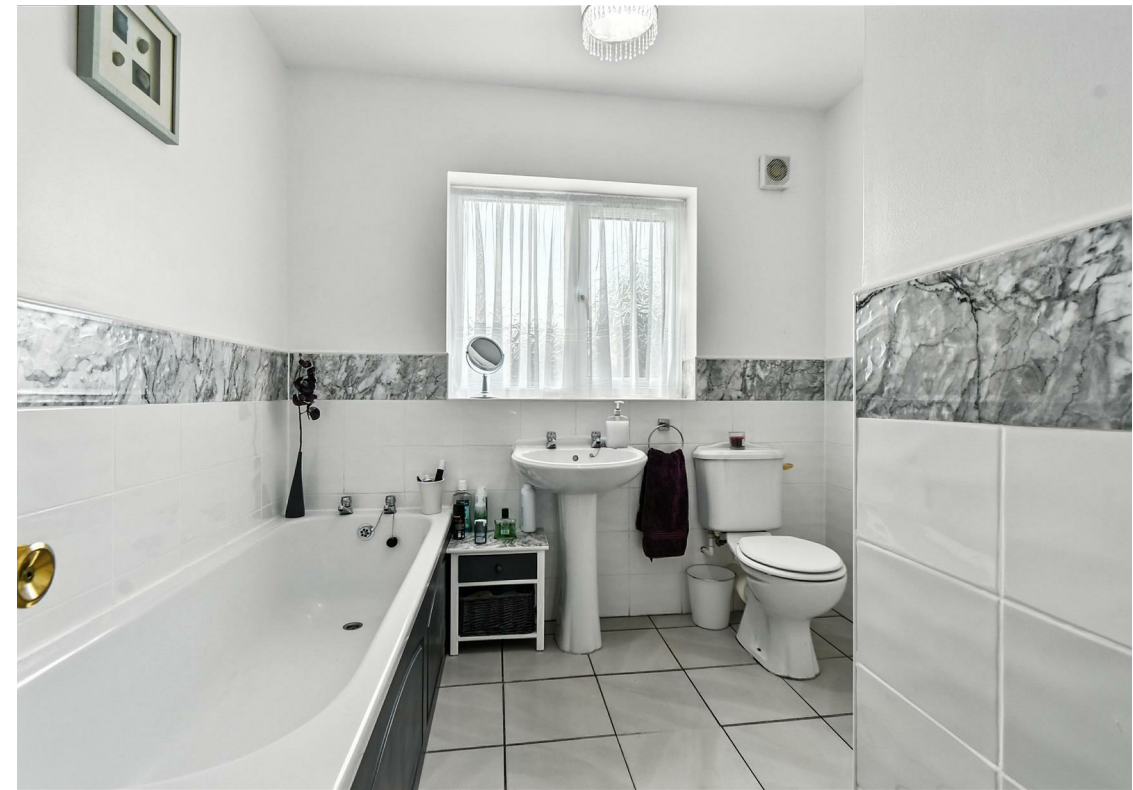
Cloakroom/WC
5'11" x 2'11" (1.80m x 0.89m)

Landing

Bedroom 1
14'3" x 12'4" (4.34m x 3.76m)

En-suite
8'7" x 6'3" (2.62m x 1.91m)

Bedroom 2
13' x 11'8" (3.96m x 3.56m)





Bedroom 3
12'7" x 12' (3.84m x 3.66m)

Bedroom 4
12'7" x 9'7" (3.84m x 2.92m)

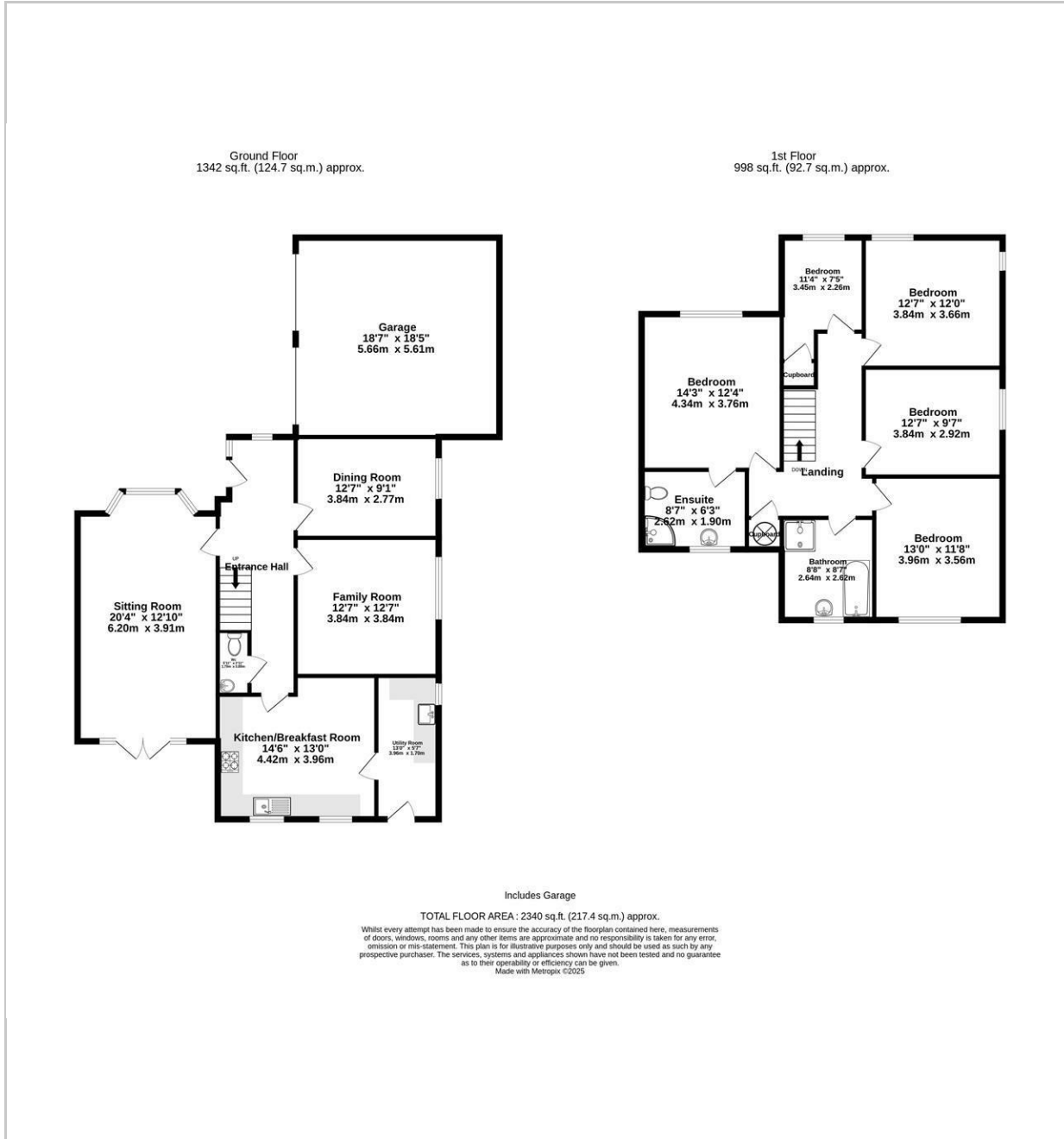
Bedroom 5
11'4" x 7'5" (3.45m x 2.26m)

House Bathroom
8'8" x 8'7" (2.64m x 2.62m)

Garage
18'7" x 18'5" (5.66m x 5.61m)



FLOOR PLAN



LOCATION



EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		73	77
(55-68) D			
(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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