



2 Millfield Court Wheldrake
York, YO19 6DZ
£659,000



NO ONWARD CHAIN!
A LARGE 5 BEDROOM MODERN DETACHED HOUSE SET IN A QUIET LOCATION JUST OFF MAIN STREET IN THIS SOUGHT AFTER VILLAGE TO THE SOUTH OF YORK WITHIN FULFORD SCHOOL CATCHMENT AND WITH EASY ACCESS TO THE A64 AND IN TO THE CITY CENTRE.

The property offers bright, spacious living accommodation enhanced by gas central heating, double glazing throughout, and a solar PV system with battery storage. The layout includes entrance hall, cloaks/w.c., sitting room with bifold doors to garden, 17ft separate family room, study, good sized fitted kitchen opening to dining room, utility room, rear porch, landing, large master bedroom with en-suite shower room, guest bedroom with en-suite shower room, 3 further bedrooms and family bathroom. Outside, the front garden provides a driveway leading to a large integral double garage. To the rear, there is a well-maintained, secure, south-facing garden mainly laid to lawn. An internal viewing is recommended.

Hallway

Entrance door, stairs to first floor. storage cupboard. Doors to

Cloakroom

Wash hand basin, w.c.

Sitting Room

19'7" x 11'8" (5.99m x 3.56m)

Window to front, Limestone fireplace with log burner. Bifold doors to rear garden

Family Room

17'1" x 10'5" (5.23m x 3.18m)

Large additional reception room with window to front

Study

10'7" x 9'10" (3.23m x 3.00m)

Spacious work room with window to rear

Kitchen

14'0" x 8'11" (4.29m x 2.74m)

Good sized family kitchen with fitted units comprising base and wall units, work surfaces, built in double electric oven and hob, window to rear. Opening to





Dining Room

9'8" x 9'3" (2.97m x 2.84m)

Window to rear

Utility Room

9'3" x 5'4" (2.82m x 1.65m)

work surface and sink unit, plumbing for washing machine. Door to

Rear Porch

Door to rear garden

Landing

Airing cupboard. Doors to

Bedroom 1

Windows to front and rear, fitted wardrobes. Door to

En-Suite

Walk in shower, wash hand basin, w.c., window to front

Bedroom 2

Window to front, large walk in storage. Door to

En-Suite

Walk in shower wash hand basin, w.c

Bedroom 3

Window to rear

Bedroom 4

Window to front

Bedroom 5

Window to rear

Bathroom

White suite comprising panelled bath, walk in shower cubicle, wash hand basin, low level w.c., window to rear

Double Garage

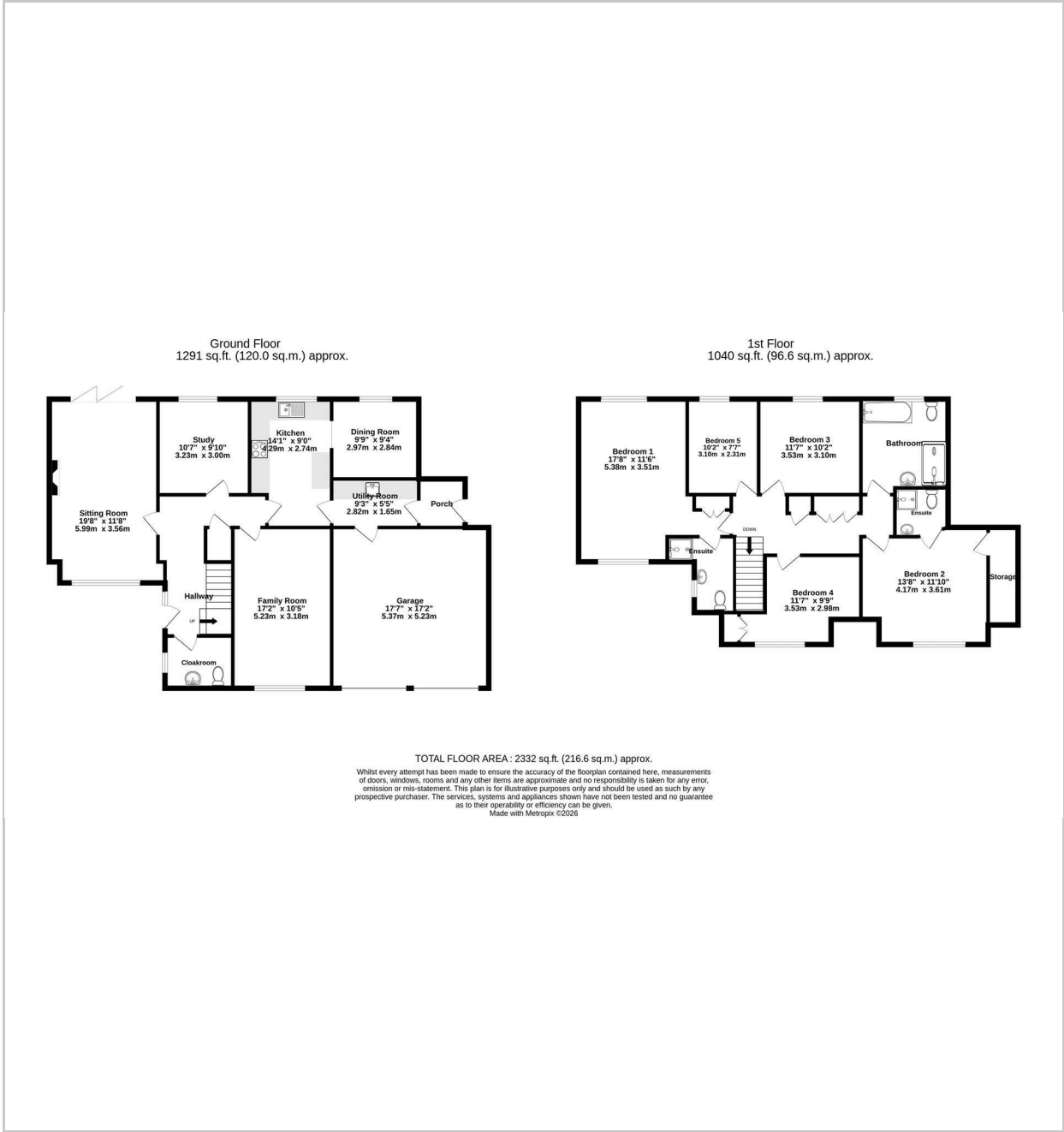
Large garage with twin roll up doors (one of which is motorised), power and light

Agents Notes

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



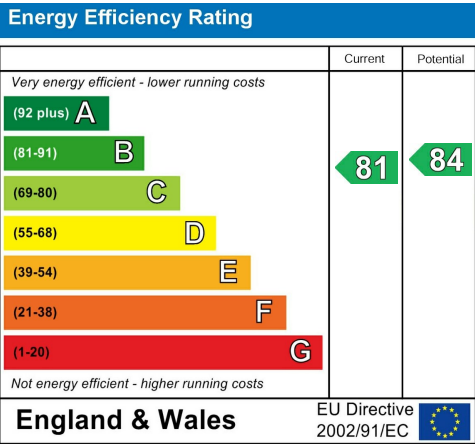
FLOOR PLAN



LOCATION



EPC



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