



24 The Ruddings Wheldrake  
York, YO19 6BP

**Guide Price £375,000**



AN EXTENDED AND ATTRACTIVE DETACHED BUNGALOW SET IN THIS POPULAR LOCATION WITHIN THIS SOUGHT AFTER VILLAGE WITH EASY ACCESS IN TO YORK AND TO THE A64. Although 2 bedrooms the floor space is larger than many 3 bedroom bungalows and this property provides extremely spacious living accommodation with the benefit of gas central heating and upvc double glazing and comprises entrance hall, large living room with vaulted ceiling and door to garden, opening to a large dining space, good sized modern fitted kitchen, master bedroom with dressing room, double sized bedroom 2, bathroom/w.c with walk in shower. Front garden with long driveway leading to a brick workshop (formerly garage). Private rear garden. An internal viewing is recommended.

### Entrance Hallway

Entrance door, cloaks cupboard, access to roof space (fully boarded floor and ceiling to provide storage or hobby space).

### Living Room

20'5 x 11'10 (6.22m x 3.61m)

Windows to rear and door to rear garden, vaulted ceiling with 2 velux windows, radiator. Opening to

### Dining Room

14' x 12'3 (4.27m x 3.73m)

Window to side, radiator. Opening to

### Kitchen

11'5 x 10'2 (3.48m x 3.10m)

Modern fitted units with base and wall units, work surfaces, built in oven and hob with extractor above, integrated fridge/freezer and dishwasher, window to side

### Bedroom 1

14'8 x 12'3 (4.47m x 3.73m)

Window to front, radiator. Opening to

### Dressing Room

9'6 x 5'2 (2.90m x 1.57m)

Window to side





### Bedroom 2

12'1 x 11' (3.68m x 3.35m)

Window to front, radiator

### Bathroom

8'10 x 7'4 (2.69m x 2.24m)

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

### Workshop

17'6 x 8'6 (5.33m x 2.59m)

Formerly the garage the property has a front entrance door and window, plus side door giving access to the garden.

### Outside

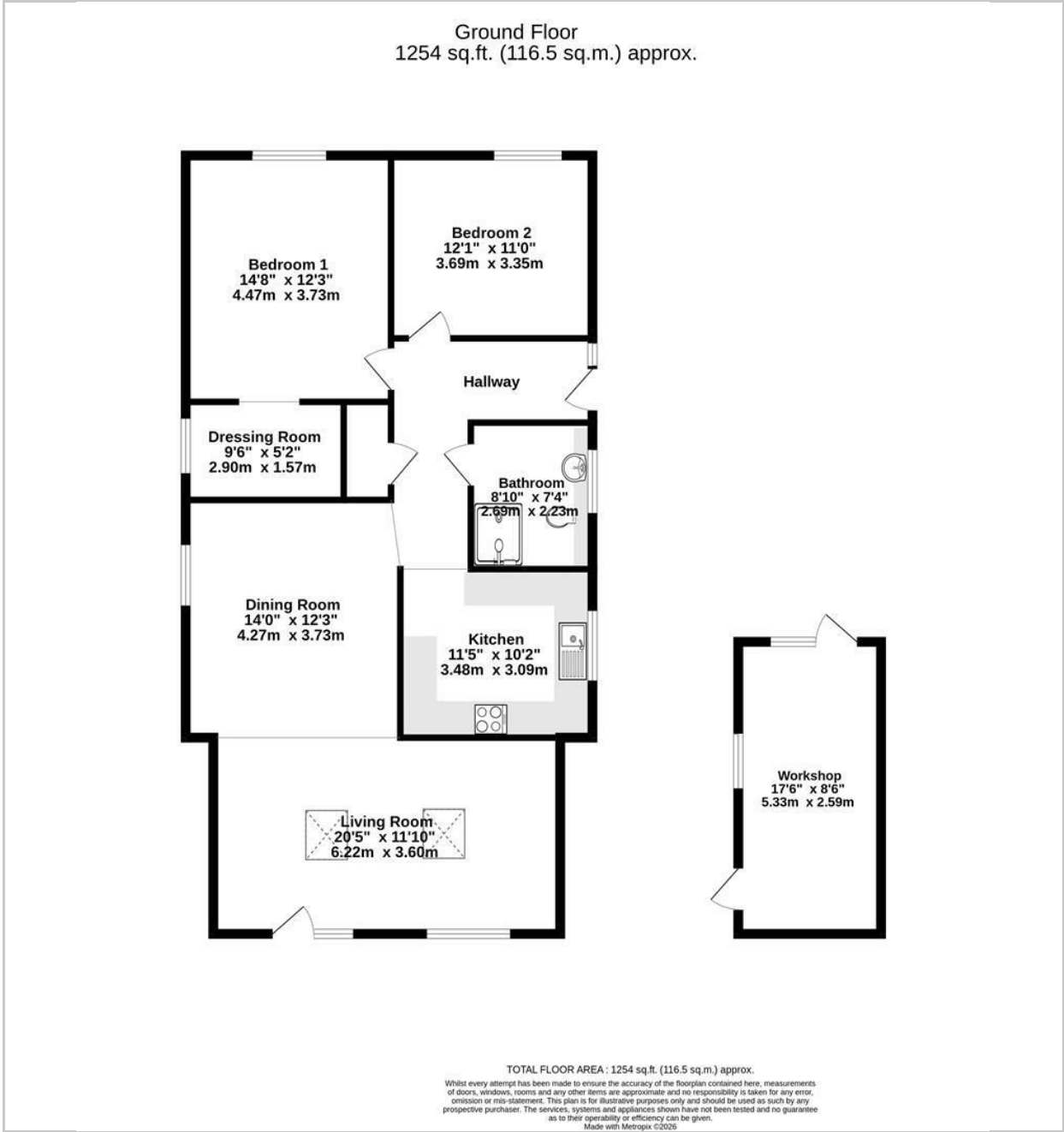
Long front garden with flower borders. Log driveway with ample parking. Attractive rear garden, low maintenance with patio area, further decked covered patio, raised flower borders.

### Agents Note

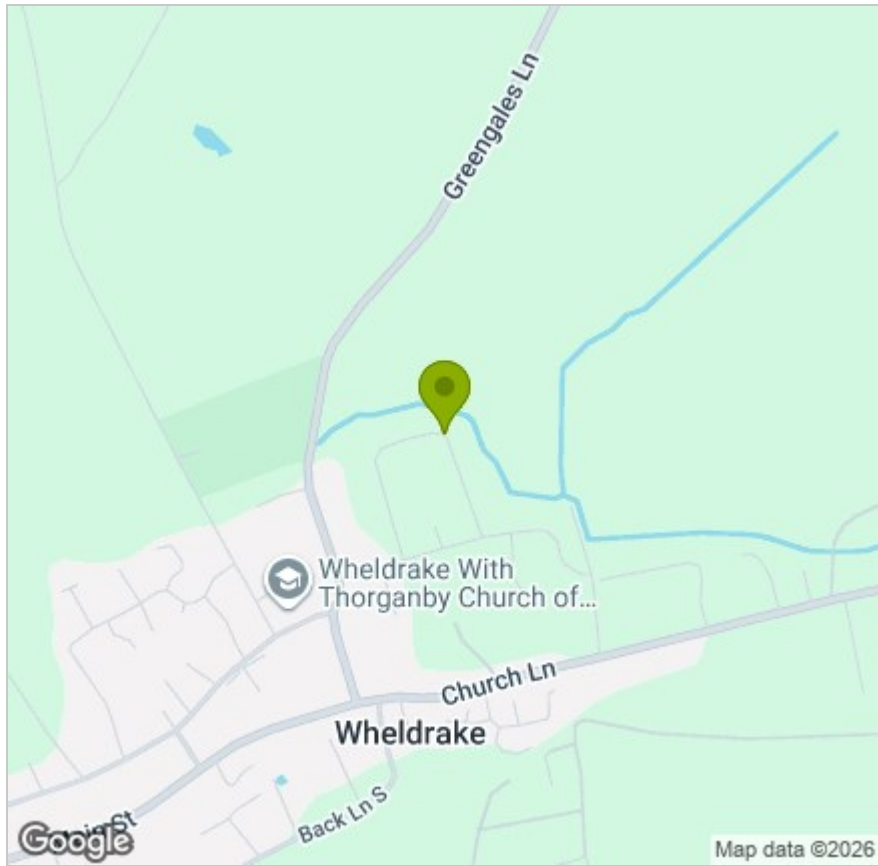
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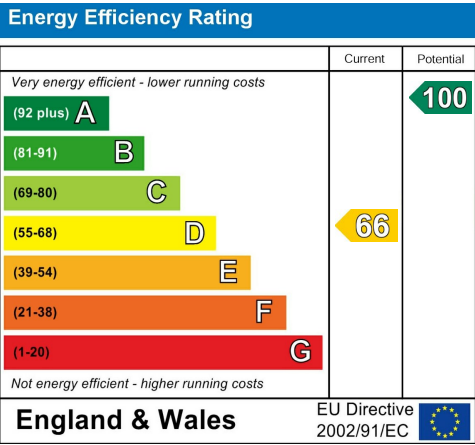
FLOOR PLAN



LOCATION



EPC



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