



11 Kitty Garth Wheldrake  
York, YO19 6DX  
**£625,000**

 4  2  3  C

A 4 BEDROOM DETACHED HOUSE BUILT BY PILCHER HOMES LOCATED JUST OFF BACK LANE SOUTH WITH OPEN VIEWS TOWARDS COUNTRYSIDE WITHIN THIS HIGHLY SOUGHT AFTER VILLAGE WITHIN FULFORD SCHOOL CATCHMENT AND WITH EASY ACCESS TO THE A64 AND IN TO THE CITY CENTRE. The property provides bright and tastefully presented living accommodation with the benefit of gas central heating and double glazing. The property comprises; entrance hall, cloaks/w.c., large living room, separate dining room, family room, breakfast kitchen with modern fitted units, utility room, landing, master bedroom with fitted wardrobes and large en-suite, 3 further good sized bedrooms, family bathroom with modern suite. Front garden with driveway to a detached double brick garage. Large mature lawned private rear garden. An internal viewing is highly recommended.

### Entrance Hallway

Entrance door, stairs to first floor. Panelled doors to

### Cloaks/w.c

Wash hand basin, w.c.

### Sitting Room

20'6" x 12'6" (6.25m x 3.81m)

Bright and spacious reception room with window to front and patio doors to rear garden, ceiling corning, Adam style fire surround housing living flame fire

### Dining Room

13' x 10'8" (3.96m x 3.25m)

Window to rear, double doors to sitting room, ceiling corning

### Family Room

10'11" x 10'1" (3.33m x 3.07m)

Window to front with views towards countryside, storage cupboard

### Kitchen/Breakfast Room

14' x 9'2" (4.27m x 2.79m)

Modern fitted units comprising base and wall units, work surfaces, built in double oven and hob with extractor above, integrated fridge/freezer, window to rear. Opening to





### **Utility Room**

Plumbing for washing machine and space for tumble dryer, work surfaces, wall units. Door to side

### **First Floor Landing**

Window to front, balustrade, airing cupboard, storage cupboard. Panelled doors to

### **Master Bedroom**

13'1" x 11'1" (3.99m x 3.38m)

Window to rear, built in wardrobes. Door to

### **En-suite**

Large walk in shower, vanity unit with wash basin, bidet, w.c., window to rear

### **Bedroom 2**

14'1" x 10'8" (4.29m x 3.25m)

Window to rear, built in wardrobes

### **Bedroom 3**

13' x 10'7" (3.96m x 3.23m)

Window to front

### **Bedroom 4**

9'1" x 8'5" (2.77m x 2.57m)

Window to front. Room currently used as an office with fitted office furniture.

### **House Bathroom**

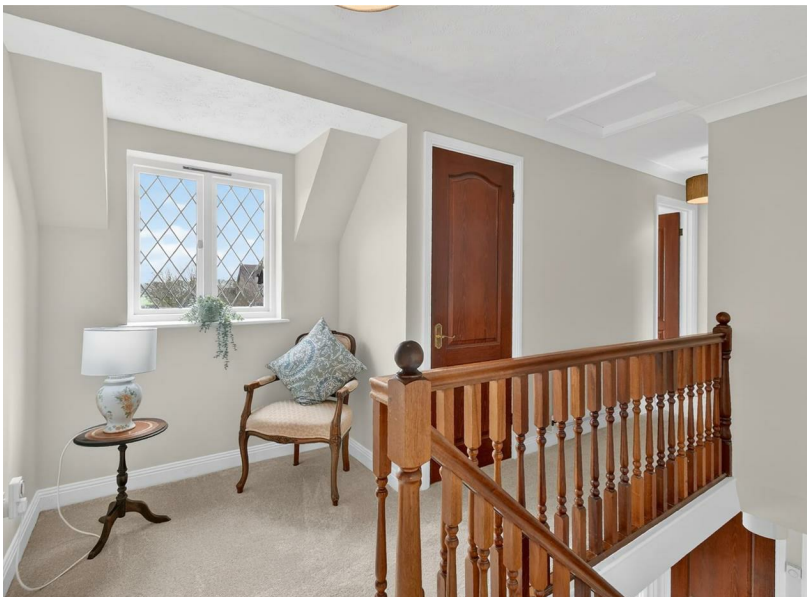
Modern white suite comprising panelled bath with mixer shower, wash hand basin, w.c., window to side

### **To the outside**

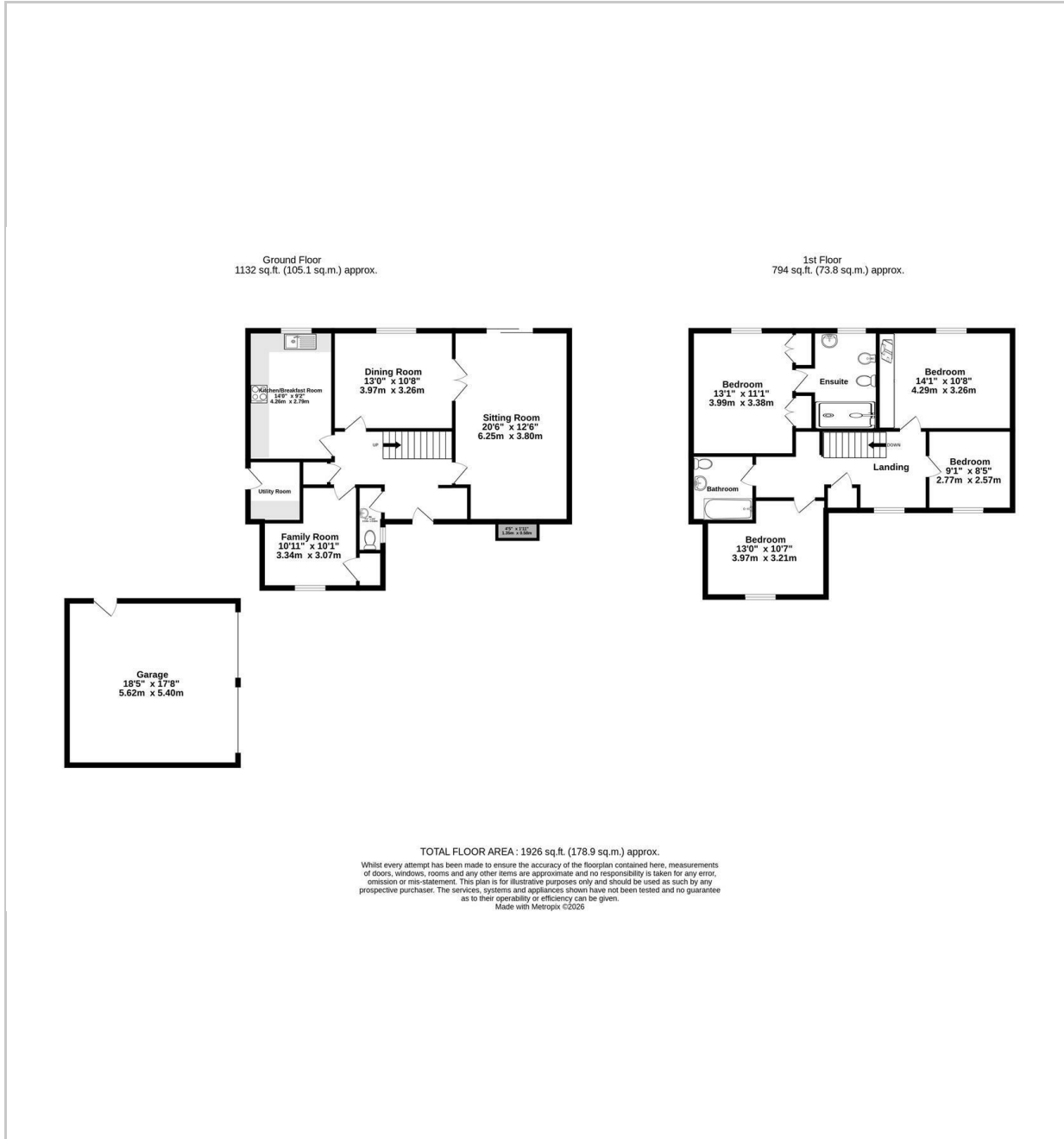
Front garden with driveway leading to a detached brick double garage with up and over doors power and light and pitched roof for storage. Garden shed to rear. Large private lawned rear garden with well stocked flower borders, timber fencing and brick boundary wall.

### **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 sales transaction to fulfil their obligations under Anti Money Laundering regulations. A charge to carry out these checks will apply. Please ask our office for further details.



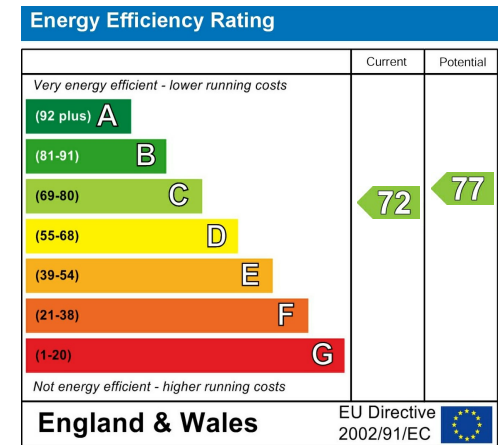
# FLOOR PLAN



# LOCATION



# EPC



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.