



Church Lane, Wheldrake, York £595,000

An attractive and beautifully presented 5 bedroom, 3 bathroom modern detached house which forms part of a small and exclusive modern development in Wheldrake opposite the village church. With a south facing rear garden, parking and a double garage it really is the perfect family home.



The entrance hall leads to the spacious, dual aspect, through lounge with French doors that open out to the rear garden. The stylish kitchen/breakfast room has a lovely seating area in front of the French doors that open to the south facing patio area. There is also a separate reception room currently being used as a play room that would make an ideal formal dining area. A utility room and WC complete downstairs.

On the first floor both the master and second bedroom have fitted wardrobes and an ensuite shower room, as well as bedroom 5. On the second floor are two good sized double bedrooms both with fitted wardrobes and a family bathroom.

The property sits back from the road behind a deep grass verge. The attractive walled front garden, is currently in use a vegetable patch, continues round to the side of the house, where there is lovely enclosed garden, perfect for children to play. To the rear is a delightful south facing courtyard style garden with an attractive array of planting, ideal for enjoying the best of the summer sun. Behind the garden is the parking and double garage which has power and light.

The Hawthorns is located in the centre of the village of Wheldrake, which is served by local shops, a Church, Public House, a highly regarded Primary School and it is in the catchment area for Fulford Secondary School.

Tenure: Freehold

Services/Utilities: Mains Gas, Electricity, Water and Sewerage are understood to be connected

Broadband Coverage: Up to 1000* Mbps download speed

EPC Rating: D

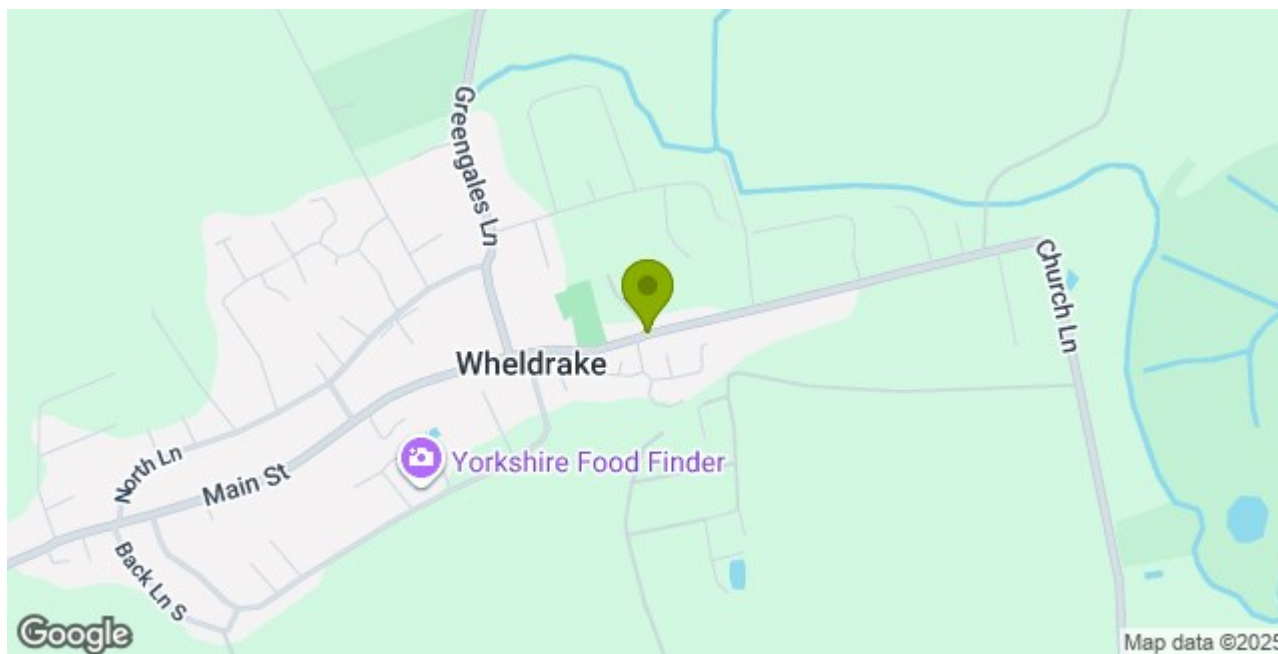
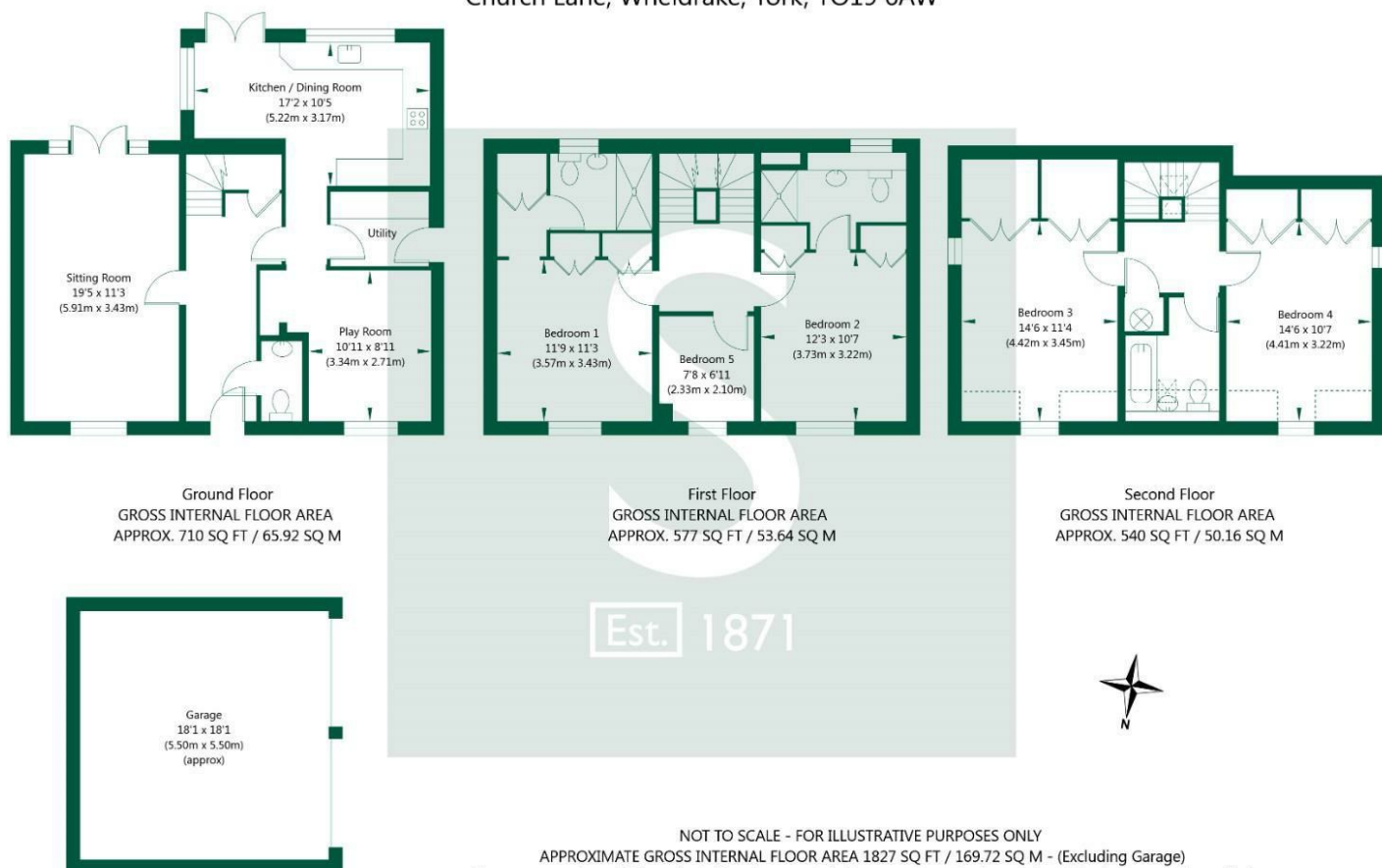
Council Tax: F - City of York

Current Planning Permission: No current valid planning permissions

Viewings: Strictly via the selling agent - Stephenson's Estate Agents - 01904 625533

*Download speeds vary by broadband providers so please check with them before purchasing.

Church Lane, Wheldrake, York, YO19 6AW



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