



FOR SALE
Churchills
01904 6466
churchillsestateagents

17 The Ruddings Wheldrake
York, YO19 6BP
Guide Price £365,000

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AN EXTENDED 4 BEDROOM SEMI DETACHED PROPERTY SET IN GOOD SIZED GARDENS WITHIN THIS SOUGHT AFTER POSITION IN THIS POPULAR VILLAGE WITHIN FULFORD SCHOOL CATCHMENT AND EASY ACCESS INTO THE CITY CENTRE. The property has the benefit of central heating and double glazing and comprises entrance hall, large living room with doors to family room, spacious dining kitchen with fitted units, ground floor bedroom and shower room/w.c., landing, 3 good sized bedrooms and bathroom/w.c. Front garden with long driveway to a detached garage. good sized lawned rear garden.

Hall

Living room
24'6 x 13'2 (7.47m x 4.01m)

Garden room
11' x 8' (3.35m x 2.44m)

Kitchen/Diner

Bedroom 4
11' x 9'2 (3.35m x 2.79m)

Shower Room

First Floor Landing

Bedroom 1
12'1 x 11'1 (3.68m x 3.38m)

Bedroom 2
12'10 x 9'1 (3.91m x 2.77m)

Bedroom 3
9'5 x 9'2 (2.87m x 2.79m)

House Bathroom
8'8 x 5'10 (2.64m x 1.78m)

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.



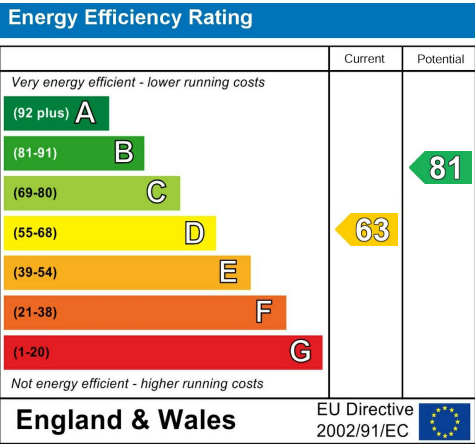
FLOOR PLAN



LOCATION



EPC



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