

Churchills
YORK'S INDEPENDENT LOCAL ESTATE AGENT

4 Kitty Garth Wheldrake

York, YO19 6DX

Guide Price £675,000

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AN EXECUTIVE 5 BEDROOM DETACHED HOUSE SET ON THIS SOUGHT AFTER EXCLUSIVE DEVELOPMENT OFF BACK LANE SOUTH CLOSE TO THE CENTRE OF THIS SOUGHT AFTER VILLAGE WITHIN FULFORD SCHOOL CATCHMENT AND EASY ACCESS IN TO YORK. The property has the benefit of gas central heating and double glazing and provides spacious family living accommodation comprising entrance hall, cloaks/w.c., study, large through living room with Inglenook style fireplace, separate dining room, good sized breakfast kitchen, utility room, fist floor landing, master bedroom with en suite shower room/w.c., 4 further bedrooms, family bathroom/w.c. Front garden with driveway to a detached double garage. Good sized private lawned rear gardens. No forward chain.

Entrance Hall
Entrance door, spindled staircase to first floor. Doors leading to

Cloaks/WC
Window to side, wash hand basin, w.c.

Living Room
20'0 x 15'8 (6.10m x 4.78m)
Spacious reception room with window to front and patio doors to rear garden, ceiling cornicing, feature Inglenook fireplace housing cast iron wood burning stove.

Dining Room
Window to front, ceiling cornicing

Study
Window to front, ceiling cornicing

Breakfast Kitchen
Good sized family kitchen with dining area, full range of fitted units with base and wall units, work surfaces, built in oven and hob, built in fridge and separate freezer, integrated dishwasher, window to rear. Door to



















Utility Room
Window to rear, base and wall units, plumbing for washing machine and space for dryer, gas central heating boiler, door to rear garden

First Floor Landing
Window to front, ceiling cornicing, linen cupboard, spindled balustrade. Doors to

Bedroom 1
Window to rear, ceiling cornicing. Door to

En-Suite Shower room
Window to rear, walk in shower cubicle, wash hand basin, w.c.

Bedroom 2
Window to front, ceiling cornicing.

Bedroom 3
Window to front, ceiling cornicing.

Bedroom 4
Window to rear, ceiling cornicing.

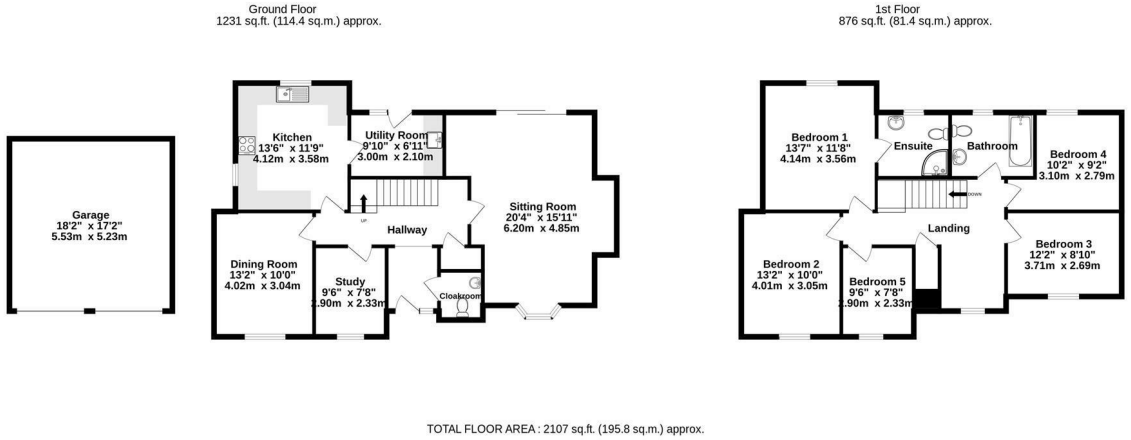
Bedroom 5
Window to front, ceiling cornicing.

Bathroom
Window to side, white suite comprising panelled bath with shower above and shower screen, vanity unit with wash hand basin and w.c.

Outside
Front and side gardens set to lawn, block paved driveway leading to a detached double brick garage. Good sized private south facing rear garden set to lawn with well stocked flower borders, patio area and timber boundary fencing.

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



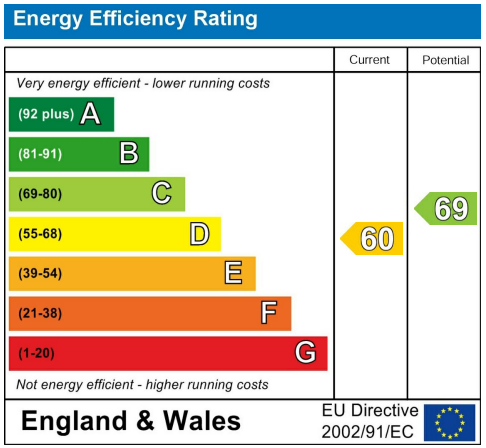
TOTAL FLOOR AREA : 2107 sq.ft. (195.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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LOCATION



EPC



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