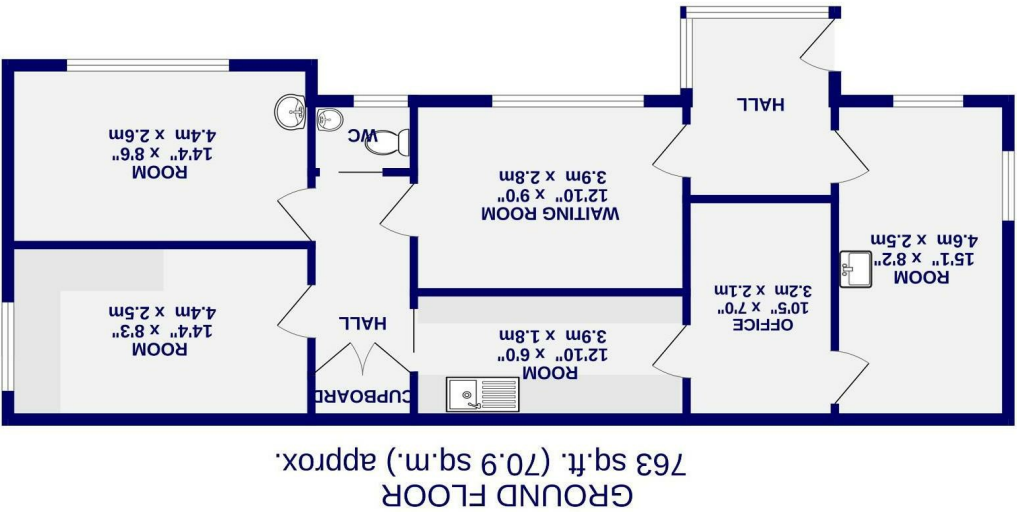


Main Street Wheldrake, York YO19 6AB

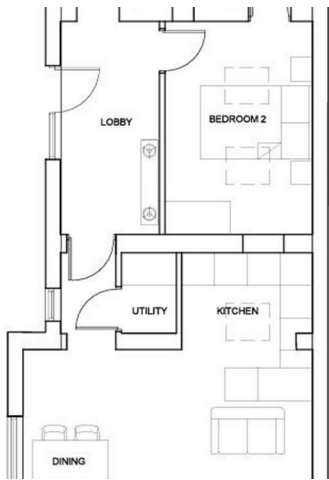
- Freehold
- Council Tax Band - Exempt
- Planning Permission Granted
- Former Doctors Surgery
- Great Potential
- Off Street Parking
- Garden To The Rear
- Two Double Bedrooms and Two Bathrooms
- EPC TBC



These particulars have been prepared as accurately and as reliably as possible, but should not be relied upon as 'statement of fact'. If there is any point which is of particular importance to you, please contact the office and we would be pleased to check the information. We have not tested any services, appliances, equipment or facilities and nothing in these particulars should be deemed to be a statement that they are in good working order, or that the property is in good structural condition or otherwise. Any areas, measurements, floor plans or distances referred to are given as a guide only and are not precise. Purchasers must satisfy themselves by inspection or by otherwise regarding the items mentioned above and as to the correctness of each of the statements contained in these particulars. No person in the employment of Ashtons has any authority to make or give any representation or warranty whatsoever in relation to this property or these particulars nor enter into any contract relating to the property on behalf of the vendor. Please note that some images may have been edited with the use of AI. We are legally required to carry out AML checks for all purchasers, sellers and giftors, which become mandatory once an offer has been accepted. There is a non-refundable fee of £30 + VAT per purchaser and per giftor for these checks.

Main Street
Wheldrake, York
YO19 6AB

£230,000



A rare opportunity to acquire a former doctor's surgery in the highly sought after village of Wheldrake, now benefiting from full planning permission for conversion into a contemporary detached bungalow.

Wheldrake is a popular and well served village offering a range of local amenities, highly regarded primary schooling and excellent transport links to York and beyond. The village also falls within the catchment area for the Ofsted rated ****Outstanding**** Fulford Secondary School, making it an extremely desirable location.

Planning permission has been granted under application ****25/02437/FUL**** for the conversion of the existing building into a spacious two bedroom detached home.

The approved accommodation comprises an entrance hallway, utility room, impressive open plan living dining kitchen, two generous double bedrooms and two bathrooms, creating an ideal single storey home suited to a range of purchasers.

Occupying a generous plot with private gardens and driveway parking, the property offers purchasers the opportunity to create a bespoke home in one of York's most desirable village locations, with planning already secured.

The property is offered with vacant possession and is sure to appeal to developers, self builders and those seeking a unique conversion project.

Please note the property is sold subject to the following covenant relating to the adjoining water tower: ****Subject to the right of footpath and the right to lay and maintain a waterpipe track thereunder of the Derwent Rural District Council and its successors in title over and along and under the land hatched red on the title plan.****

Viewing is strictly by appointment only.

