



## Wheldrake Lane, Elvington, York, YO41 4BF

- 11% Discounted Sale
- No Onward Chain
- Private Rear Garden and Allocated Parking for Three Cars
- Council Tax Band B
- Sought-After Elvington Setting Close To York
- Two Double Bedrooms With Built-In Wardrobes
- Bright Open-Plan Living With Garden Outlook

**£225,000**



# Wheldrake Lane, Elvington, York, YO41 4BF

## DESCRIPTION

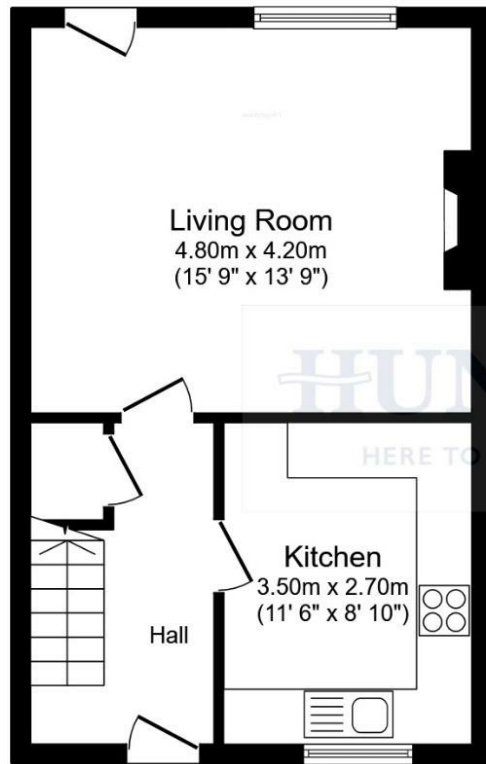
Set along Wheldrake Lane in the heart of Elvington, this beautifully presented two-bedroom home is offered with an 11% discounted sale, creating an exceptional opportunity in a sought-after village setting. The property opens into a welcoming entrance hall that sets the tone for the calm, modern interior. The layout flows into a bright living and dining space finished in soft, neutral tones, with generous natural light and a clear view through to the rear garden. The kitchen sits just off the back hall, fitted with sleek cabinetry, practical worktop space and modern appliances for everyday cooking.

Upstairs, the landing connects two well-proportioned double bedrooms, each benefiting from built-in wardrobe space that keeps the rooms clean, uncluttered and easy to furnish. A modern family bathroom completes the first floor. The home feels balanced, comfortable and move-in ready, and with no onward chain, it offers a straightforward purchase for first-time buyers, downsizers or investors seeking a reliable rental in a strong commuter village.

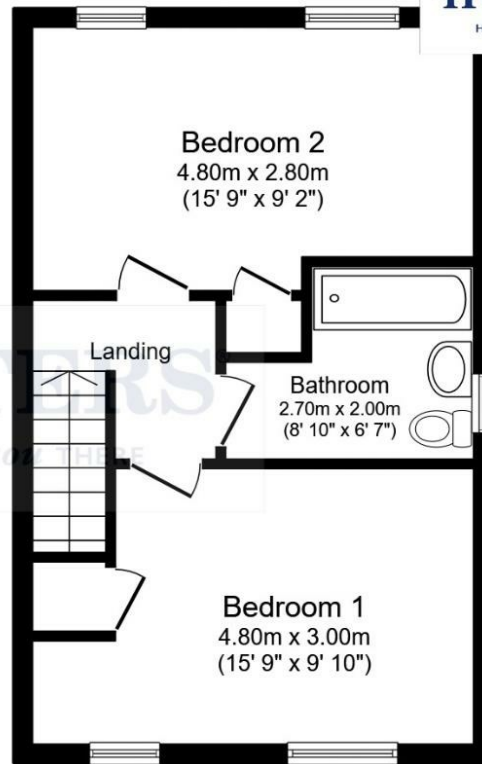
Outside, the private rear garden provides a peaceful spot for morning coffee or relaxed evenings, with space for seating and planting. Three dedicated parking spaces add standout convenience, and the location places you close to village amenities, countryside walks and excellent links to York, the A64 and the University of York.







**Ground Floor**



**First Floor**

Total floor area 74.9 sq.m. (806 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by propertybox.io

**Viewings**

Please contact [york@hunters.com](mailto:york@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

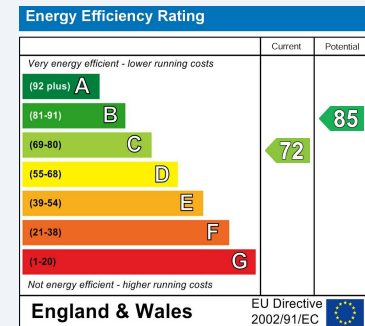
**Valuations**

For a valuation of your property, please email the team with your property details, contact information and the times you are available.



**ENERGY PERFORMANCE CERTIFICATE**

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.



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