




Field View North Lane Wheldrake

York, YO19 6AY

**Guide Price £500,000**

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A SUPERB DETACHED HOUSE SET IN GOOD SIZED GARDENS IN A QUIET SETTING WITH OPEN VIEWS TO REAR IN THIS HIGHLY SOUGHT AFTER VILLAGE WITHIN FULFORD SCOOLO CATCHMENT. The property provides extremely spacious living accommodation with the benefit of gas central heating, underfloor heating to the ground floor and uPVC double glazing. The property comprises; entrance hall, cloaks/w.c., large sitting room, open plan dining kitchen, dining area with French doors to garden and kitchen area with full range of modern fitted units, utility room, w.c, large ground floor master bedroom with en-suite bathroom, landing, 2 further large bedrooms and family bathroom/w.c. Front garden with driveway. Brick garage. Larger than average rear gardens. An internal viewing is recommended.

### Hallway

Entrance door, stairs to first floor. Doors to

### Sitting Room

16'11" x 12'11" (5.16m x 3.94m)

Bright and spacious sitting room with window to front

### Kitchen

13'10" x 11'2" (4.22m x 3.41m)

Full range of fitted units and integrated appliances

### Dining Room

10'11" x 10'5" (3.35m x 3.20m)

French doors leading to the rear garden

### Utility Room

10'9" x 5'8" (3.30m x 1.73m)

Fitted base and wall units, door to rear garden

### Store Room

### Downstairs WC

Wash hand basin, w.c.





### **Bedroom**

13'1" 12'7" (4.0m 3.84m)

Large master bedroom with window to front

### **En-Suite**

10'10" x 5'10" (3.31m x 1.78m)

Walk in shower cubicle, bath, wash hand basin, w.c., window to side

### **Landing**

Doors leading to

### **Bedroom**

17'3" x 15'10" (5.26m x 4.83m)

Double bedroom with window to rear

### **Bedroom**

17'3" x 12'11" (5.26m x 3.96m)

Double bedroom with window to rear

### **Bathroom**

Walk-in shower cubicle, bath, wash hand basin, w.c., window to rear

### **Outside**

Front garden with flower borders and double width driveway. Brick garage approx 18' x 9' with roll over door, power and light. Good sized rear garden set to lawn with patio area and further garden area to side.



# FLOOR PLAN



# LOCATION



# EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			<b>85</b>
(69-80) <b>C</b>		<b>77</b>	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

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