



HUDSON
MOODY

11 Derwent Drive, Wheldrake, York YO19 6AL

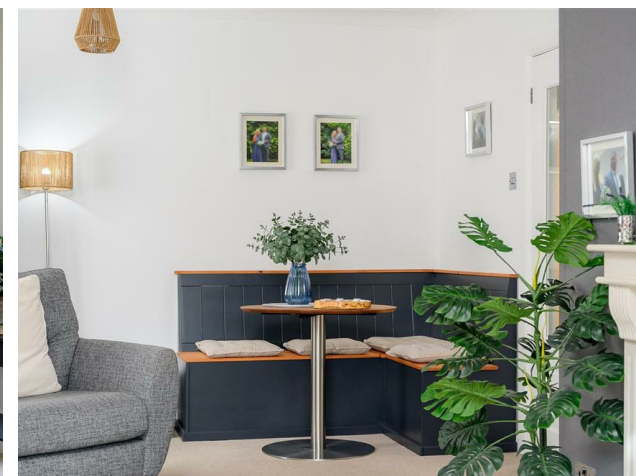
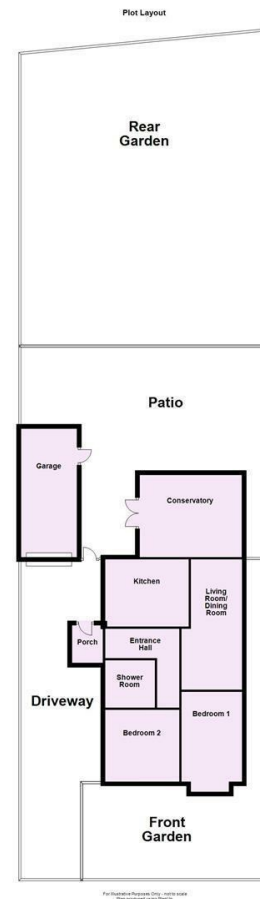
A surprisingly spacious two bedroom detached modern bungalow, exceptionally well presented with well maintained gardens, driveway and garage. The property lies on the edge of the sought after village of Wheldrake that offers local amenities and public house, yet lies within easy reach of the A64 and York.

- Spacious Detached Modern Bungalow
- Prime Rural Village Location
- Living Room leading to
- Large Conservatory with Underfloor Heating
- Beautifully Fitted Kitchen with Underfloor Heating
- Two Double Bedrooms
- Shower Room also with Underfloor Heating
- Off Street Parking. Garage
- Landscaped South Facing Garden
- Local Amenities

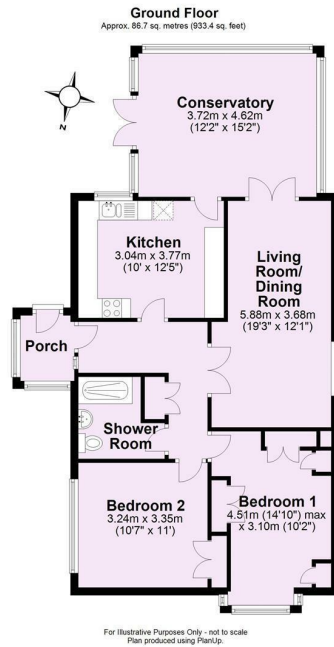
Guide Price £425,000

Tenure: Freehold

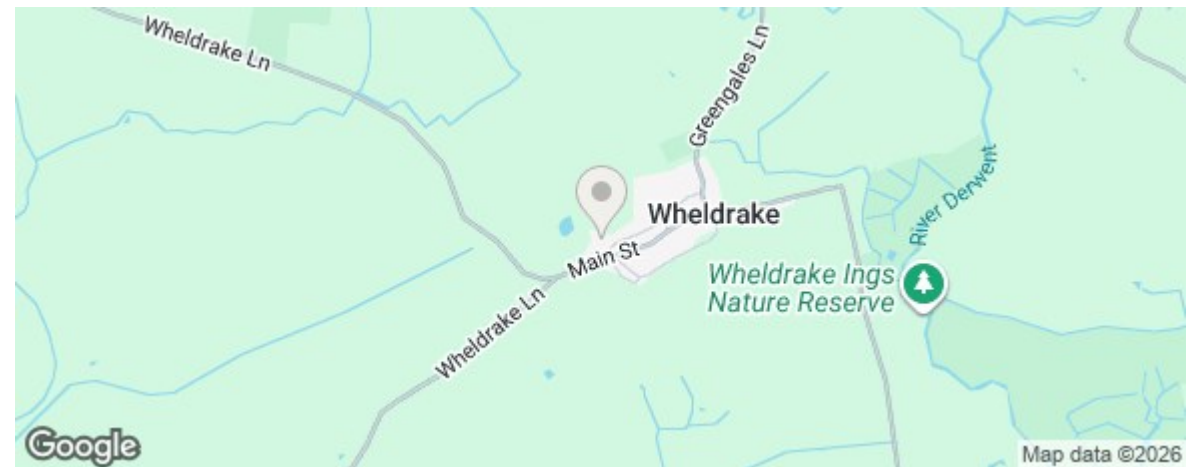
Council Tax Band: D







Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	52	
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	



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IMPORTANT NOTICE

1. 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. Please do so particularly if contemplating travelling some distance to view the property.
2. 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.
3. Any areas, measurements, floor plans or distances referred to are given as a guide only and are not precise.
4. 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.
5. No person in the employment of Hudson Moody 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.
6. All buyers are asked to complete an online AML check through HIPLA, at their own expense, at the time of their offer to purchase a property being accepted and before the Memorandum of Sale can be issued.

**58 Micklegate
York
YO1 6LF**

01904 650650

property@hudson-moody.com