



89 Back Lane South Wheldrake

York, YO19 6DT

Guide Price £795,000



A FABULOUS EXTENDED 4 BEDROOM EXECUTIVE HOME SET IN THIS HIGHLY SOUGHT AFTER POSITION WITH OPEN VIEWS OVER COUNTRYSIDE IN THIS POPULAR VILLAGE WITHIN FULFORD SCHOOL CATCHMENT AREA AND EASY ACCESS IN TO YORK CITY CENTRE. The property provides bright and spacious living accommodation that is tastefully presented throughout and comprises entrance hall, cloaks/w.c., sitting room with Inglenook fireplace and cast iron stove, study, stunning large open plan living/dining kitchen with full range of quality fitted units and bifold doors to garden, utility room, landing, master bedroom with en suite shower room, 3 further bedrooms and large family bathroom/w.c. Long front garden and driveway leading to a double garage incorporating store to rear. Attractive good sized lawned rear gardens. An internal viewing of this super large family home is strongly recommended.

Hallway

Entrance door, stairs to first floor. Doors leading to

Cloakroom

Window to side, wash hand basin, w.c.

Sitting Room

20'2 x 13'3 (6.15m x 4.04m)

Spacious reception room with window to front and patio doors to rear garden, feature Inglenook fireplace housing cast iron stove

Study

10'6 x 9'3 (3.20m x 2.82m)

Windows to 2 aspects

Living/Dining Kitchen

30' x 25'2 (9.14m x 7.67m)

Fabulous large open plan space with sitting/dining areas with full length window to side and bifold doors to rear garden. A large kitchen area with lots of storage through the quality fitted kitchen with ample work surfaces and breakfast bar, Belfast sink unit plus additional prep sink, Aga stove and adjoining Aga 4-ring 2-oven module, window to rear and velux windows to rear.

Utility Room

8'0 x 7'7 (2.44m x 2.31m)

Base and wall units, plumbing for washing machine. Door to

Side Hall

Doors to front and rear and door to storage room

First Floor Landing

Window to front, airing cupboard. Doors to





Bedroom 1

14'0 x 13'0 (4.27m x 3.96m)

Window to rear, built in wardrobes. Door to

En-Suite

Window to side, walk in shower, wash hand basin and w.c.

Bedroom 2

14'3 x 10'6 (4.34m x 3.20m)

Window to rear, built in wardrobe

Bedroom 3

12'4 x 10'9 (3.76m x 3.28m)

Window to front, built in wardrobes.

Bedroom 4

9'8 x 9'3 (2.95m x 2.82m)

Window to front

Bathroom

10'4 x 10'2 (3.15m x 3.10m)

Large family bathroom with feature freestanding bath, walk in shower cubicle, wash hand basin, w.c., window to rear

Outside

The property sits in a large plot with long front garden and block paved driveway giving ample car parking for larger families. To the rear is a good sized private lawned garden with large patio area, flower beds well stocked with shrubs and bushes.

Garage/Store

16'11 x 18'4 (5.16m x 5.59m)

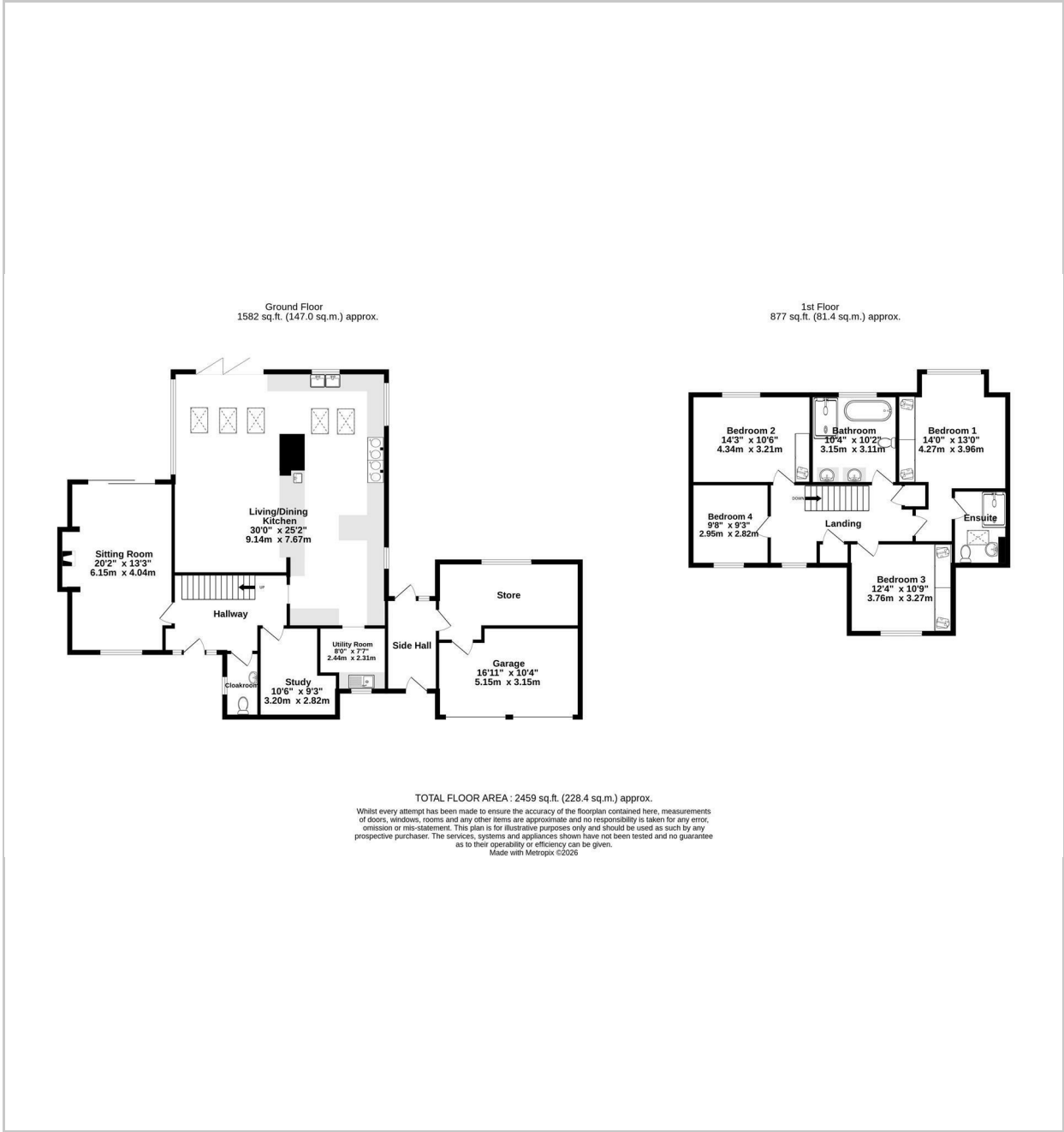
The original double garage has been partitioned to create a separate store to the rear/

Agents Note:

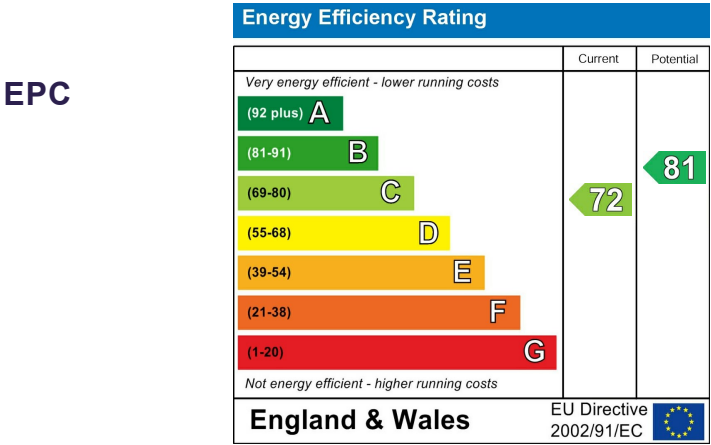
To be able to purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the transaction to fulfil their obligations under Anti Money Laundering regulations. A charge to carry out these checks will apply. Please ask our branch for further details.



FLOOR PLAN



LOCATION



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