



8 Broadlands Wheldrake  
York, YO19 6BS  
£599,000

A FABULOUS EXTENDED FOUR BEDROOM DETACHED HOUSE WITH OPEN ASPECT TO REAR SET IN A CUL-DE-SAC CLOSE TO THE CENTRE OF THIS SOUGHT AFTER VILLAGE CONVENIENT FOR YORK CITY CENTRE AND WITHIN FULFORD SCHOOL CATCHMENT. The property has been upgraded and maintained to a high standard by the current owners to provide bright and spacious living accommodation comprising entrance hall, cloaks/w.c., large sitting room, dining room and additional garden/family room, good sized modern breakfast kitchen, landing, master bedroom/studio with en suite, guest bedroom with en suite, 2 further double bedrooms, family bathroom. Front garden with driveway to an integral double garage. Larger than average delightful lawned rear gardens. An internal viewing is highly recommended.



### Hallway

Doors to Lounge, Kitchen/Breakfast room, Cloaks/WC and Garage

### Lounge

21'9" x 11'8" (6.63 x 3.58)

### Dining Room

14'0" x 10'4" (4.27 x 3.15)

### Garden Room

14'0" x 10'4" (4.27 x 3.15)

### Kitchen/Breakfast Room

13'5" x 10'7" (4.09 x 3.23)

### Cloaks/WC

### Landing

### Master Bedroom/Studio bedroom

75'5" x 43'3" (23 x 13.2)

### En-Suite

### Bedroom 2

12'11" x 9'6" (3.96 x 2.92)

### En-Suite



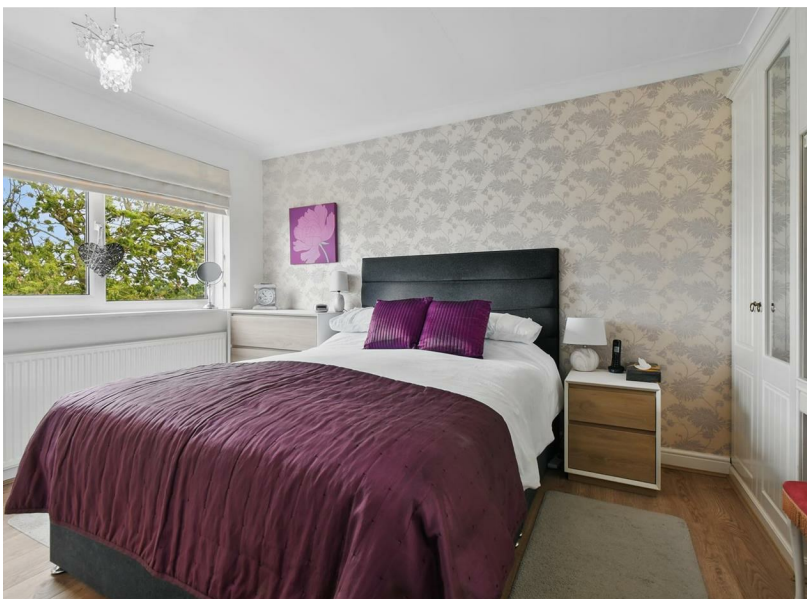


**Bedroom 3**  
12'7" x 9'10" (3.84 x 3.00)

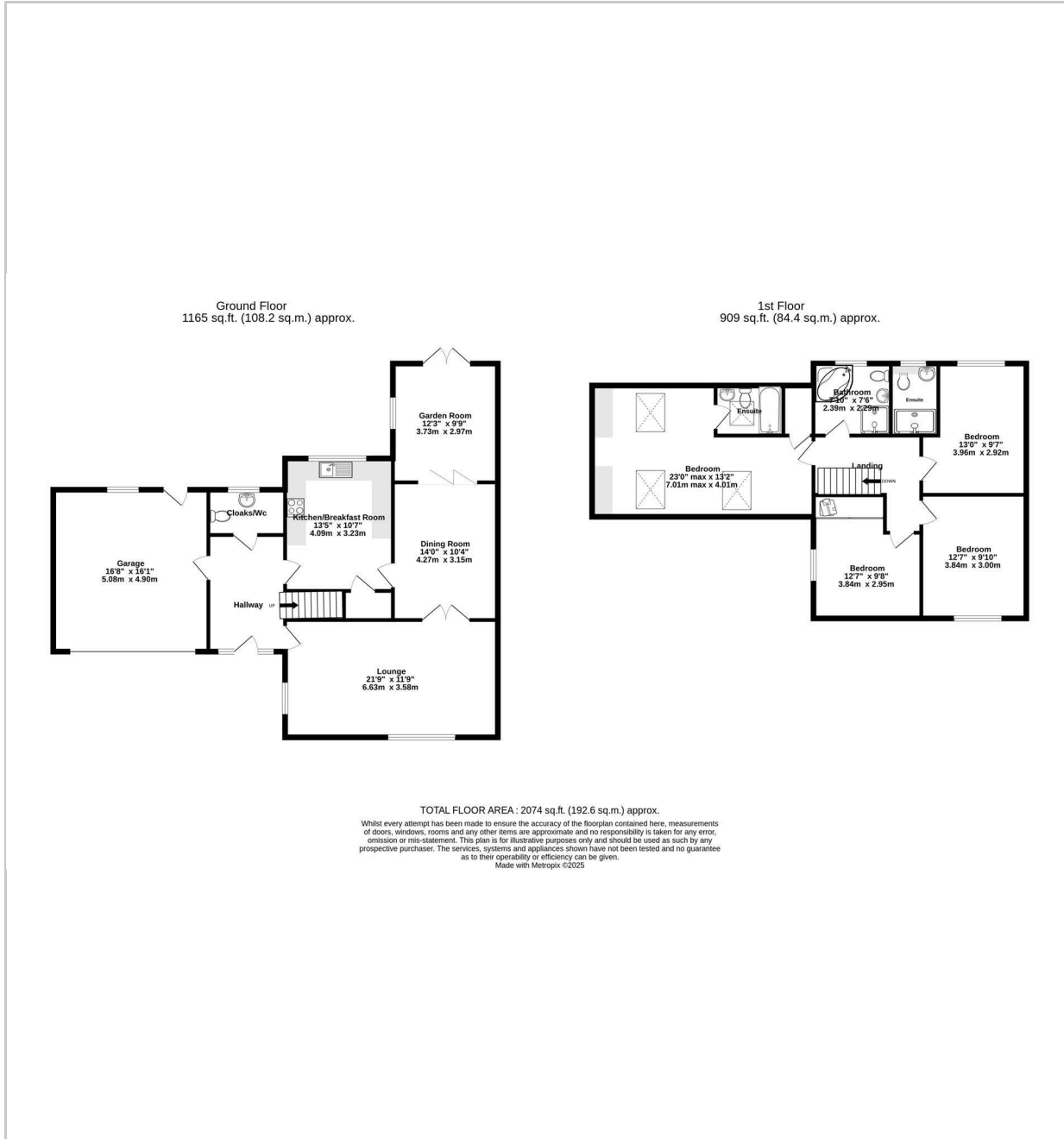
**Bedroom 4**  
12'7" x 9'8" (3.84 x 2.95)

**House Bathroom**  
7'10" x 7'6" (2.39 x 2.29)

**Garage**  
16'7" x 16'0" (5.08m x 4.90m)



# 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>			
(69-80) <b>C</b>			<b>74</b>
(55-68) <b>D</b>		<b>60</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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