



Courtnays, Wheldrake York YO19 6BR



welcome to

Courtneys, Wheldrake York

Nestled in the highly sought-after village of Wheldrake, just a short distance from the historic city of York, this charming two-bedroom detached bungalow offers a rare opportunity to create a bespoke home in an idyllic setting.



Entrance Hall

A carpeted entrance hall.

Lounge

19' 3" x 12' max (5.87m x 3.66m max)

A spacious, carpeted lounge with a window to the front of the home, a window to the side, a tv point, a fireplace and two radiators.

Kitchen

10' 5" x 11' 9" (3.17m x 3.58m)

A fitted kitchen with wall/base units, space for a cooker, space for a washing machine, a fridge, a freezer, an Ideal Combi boiler, a radiator and lino flooring.

Bedroom One

11' 9" x 9' 9" (3.58m x 2.97m)

The first double bedroom has carpeted floors, a window to the rear of the home, built in wardrobes and a radiator.

Bedroom Two

13' 5" x 10' + recess (4.09m x 3.05m + recess)

The second double bedroom has carpeted floors, a window to the rear, built in wardrobes and a radiator.

Bathroom

The bathroom has tiled floors, a window to the side, a wash hand basin, a w.c, a walk in shower, an extractor fan and a storage cabinet.

Exterior

The front of the home offers a lawned garden with mature rose bushes, a fig tree and a paved driveway to the side of the property with a detached garage. Around to the rear there is a well maintained, lawned garden with an apple trees, a pear tree, a plum tree, raspberry and blackberry plants, a greenhouse, a patio area and side access to the front garden.

Garage

8' 3" x 17' (2.51m x 5.18m)

A detached garage with a window and door to the side, up + over doors and electrics.



Floor Plan

Garage

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 www.focalagent.com



view this property online williamhbrown.co.uk/Property/YOR109390



welcome to

Courtneys, Wheldrake York

- A FANTASTIC TWO BEDROOM BUNGALOW
- SOUGHT AFTER VILLAGE LOCATION LESS THAN 9 MILES TO YORK CITY CENTRE
- DETACHED GARAGE
- BEAUTIFULLY MAINTAINED GARDENS
- SPACIOUS INTERIORS

Tenure: Freehold EPC Rating: D

Council Tax Band: D

guide price

£325,000



view this property online williamhbrown.co.uk/Property/YOR109390

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



Property Ref:
YOR109390 - 0007

 william h brown



01904 621138



York@williamhbrown.co.uk



48 Goodramgate, YORK, North Yorkshire, YO1 7LF



williamhbrown.co.uk