



7 Cranbrook Close Wheldrake  
, YO19 6BY  
£375,000



A FABULOUS EXTENDED 4 BEDROOM SEMI DETACHED HOUSE WITH SOUTH FACING GARDENS SET IN A QUIET LOCATION WITHIN THIS HIGHLY SOUGHT AFTER VILLAGE TO THE SOUTH OF YORK WITHIN FULFORD SCHOOL CATCHMENT AND EASY ACCESS INTO YORK.

The property has been upgraded by the present owners to provide bright and tastefully presented living accommodation comprising hallway, spacious living room, dining kitchen with full range of modern fitted units and dining area with french doors to garden, utility room, landing, master bedroom with fitted wardrobes and large en suite shower room, 3 further bedrooms and family bathroom. Driveway to an integral garage. Private lawned rear garden. An internal viewing is recommended.

### **Hallway**

Entrance door, cloaks cupboard, stairs to first floor. Door to

### **Lounge**

Spacious living room with window to front and door to

### **Dining Kitchen**

Fabulous large extended kitchen with modern quality fitted units including base and wall units, work surfaces, integrated dishwaher, windows to rear, door leading to utility and dining area with french doors to rear garden

### **Utility Room**

Base units, door to side and door to garage

### **Landing**

Doors leading to

### **Bedroom 1**

Window to front, fitted wardrobes. Door to

### **En Suite**

Large walk in shower, vanity unit with wash hand basin and w.c, window to front





### **Bedroom 2**

Double bedroom with window to rear

### **Bedroom 3**

Double bedroom with window to front

### **Bedroom 4**

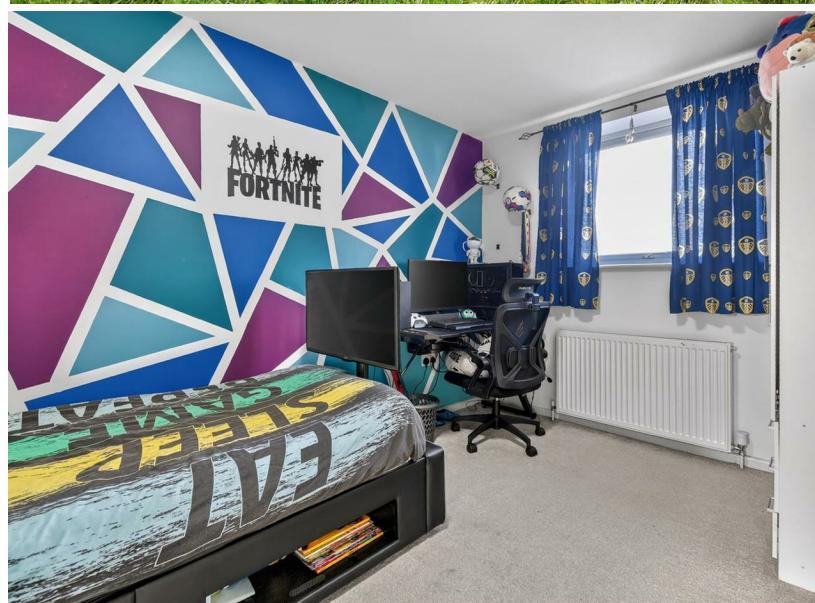
Good sized single bedroom or ideal study with window overlooking the garden to rear

### **Bathroom**

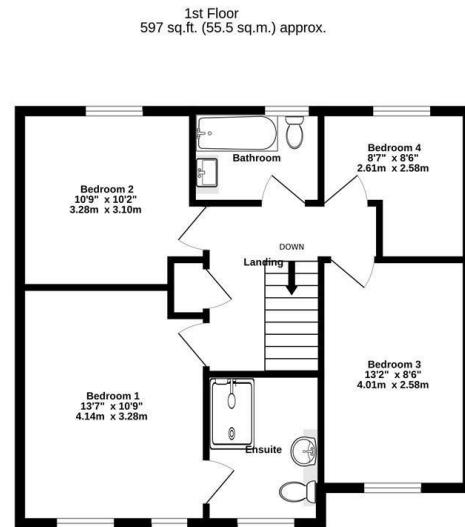
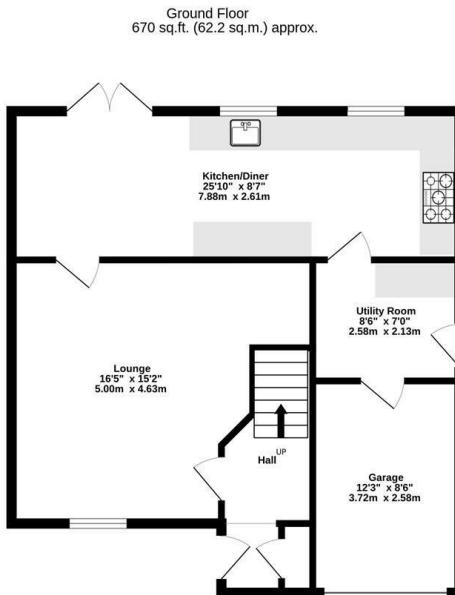
Modern white suite with panelled bath with mains shower and shower screen, vanity unit with basin, w.c.

### **Outside**

Front garden with a driveway to an integral garage. South facing private lawned rear garden with patio area



## FLOOR PLAN



TOTAL FLOOR AREA - 1267 sq.ft. (117.7 sq.m) APPROX.  
Whilst every attempt has been made to ensure the accuracy of the floor plan, contained items, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## LOCATION



## EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	
(81-91)	B	
(69-80)	C	72
(55-68)	D	57
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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