

Churchills
YORK'S INDEPENDENT LOCAL ESTATE AGENT

89 Back Lane South Wheldrake

York, YO19 6DT

Guide Price £795,000

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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

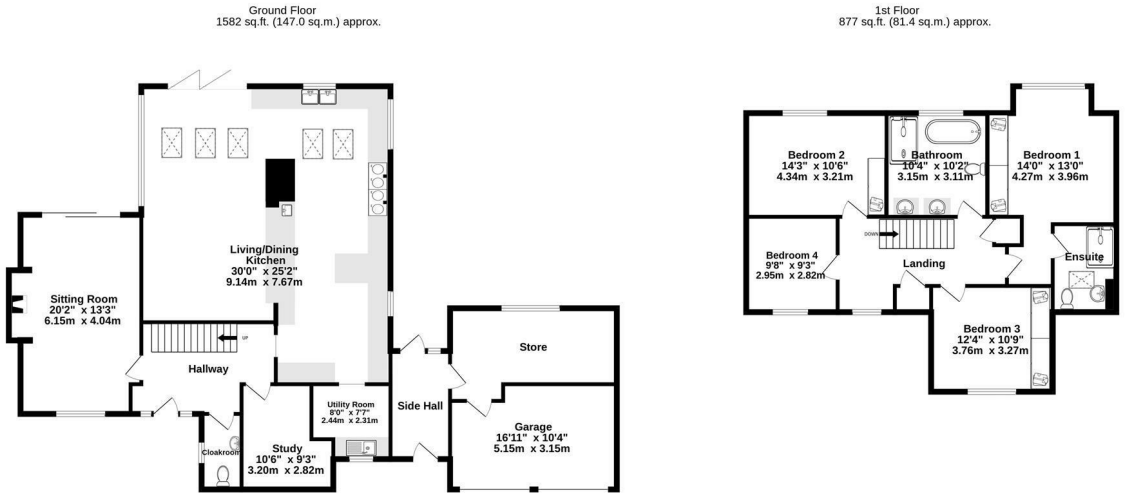
Bathroom
10'4 x 10'2 (3.15m x 3.10m)
Large family bathroom with feature freestanding bath, walk in shower cubicle, wash hand basin, w.c., window to rear

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/

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FLOOR PLAN



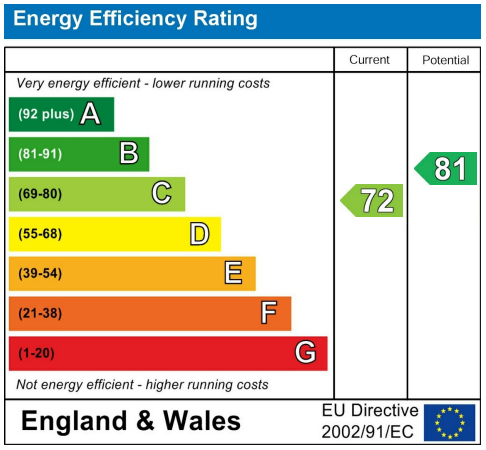
TOTAL FLOOR AREA : 2459 sq.ft. (228.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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



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