



17 Greengales Lane Wheldrake

York, YO19 6BW

Guide Price £420,000



A DETACHED 3 BEDROOM BUNGALOW WITH A DOUBLE GARAGE SET ON A LARGE PLOT IN A NON ESTATE POSITION WITHIN THIS SOUGHT AFTER VILLAGE WITH EASY ACCESS TO YORK. The property provides extremely spacious living accommodation with the benefit of gas central heating and double glazing and comprises hallway, large living room, good sized dining kitchen, rear hall and w.c., inner hall, 3 good sized bedrooms and bathroom/w.c. Front garden with long driveway with ample car parking leading to an attached double brick garage. Large private lawned rear garden. An internal viewing is recommended.

Entrance Hall

Lounge

18'9" x 13'9" (5.72m x 4.19m)

Kitchen/Diner

17' x 10' (5.18m x 3.05m)

Bedroom 1

13'7" x 10'5" (4.14m x 3.18m)

Bedroom 2

12' x 10'5" (3.66m x 3.18m)

Bedroom 3

10'4" x 8'10" (3.15m x 2.69m)

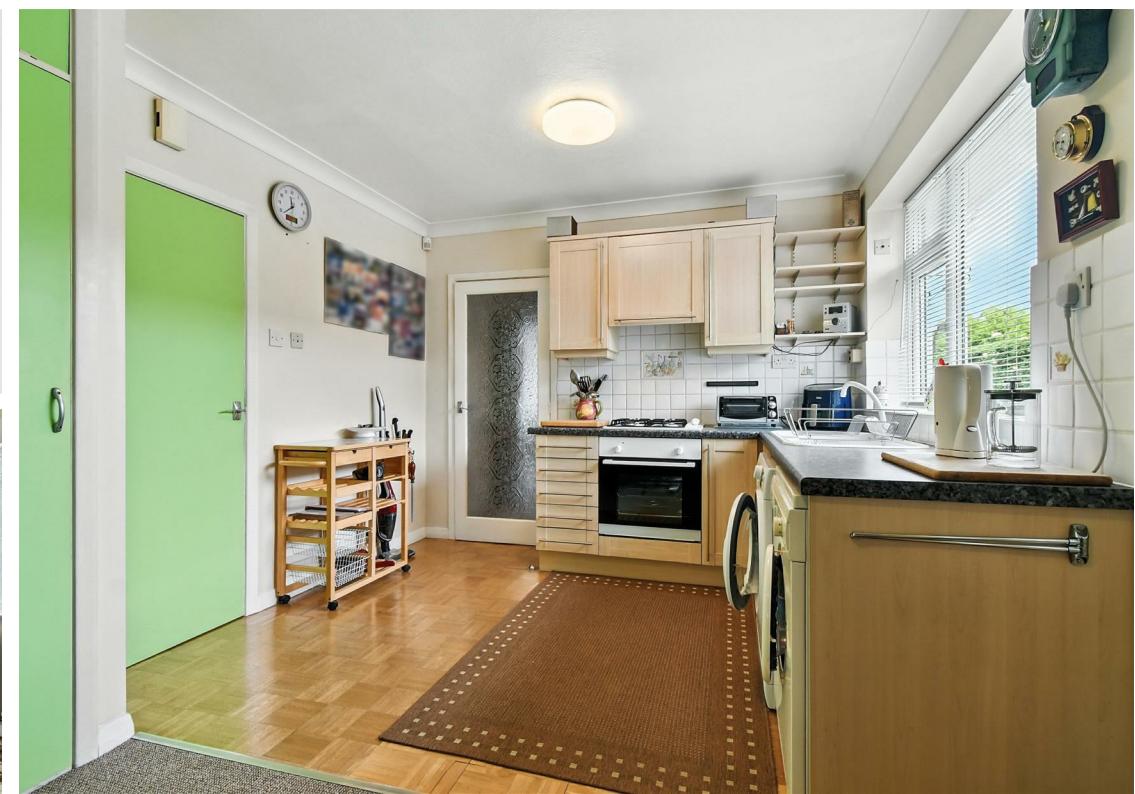
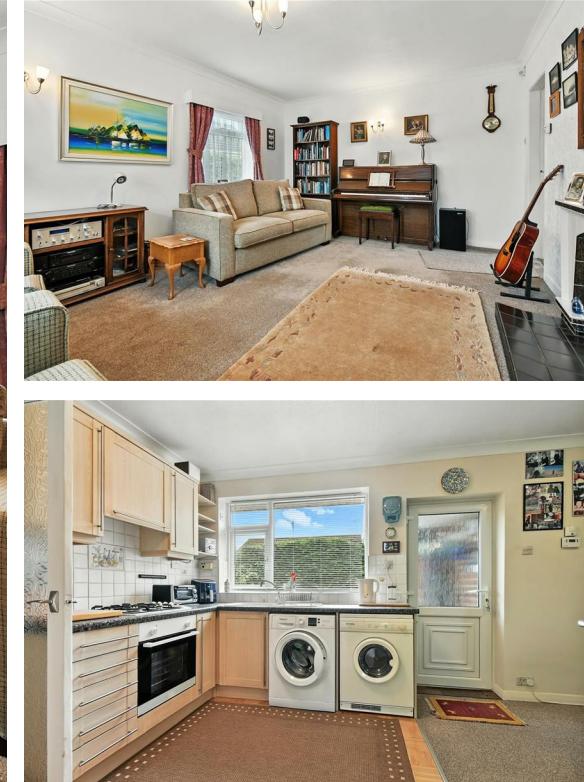
House Bathroom

7'8" x 5'9" (2.34m x 1.75m)

Claokroom

Garage

19' x 15'9" (5.79m x 4.80m)





FLOOR PLAN

Approx. Gross Internal Floor Area 985 sq. ft / 91.50 sq. m
 Garage 181 sq. ft / 16.82 sq. m
 Total 1166 sq. ft / 108.32 sq. m

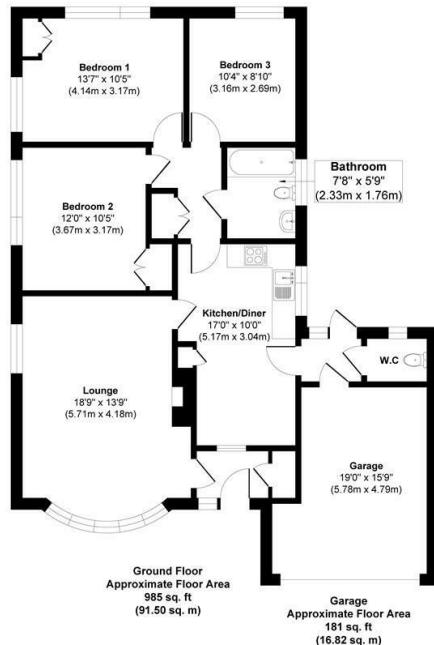
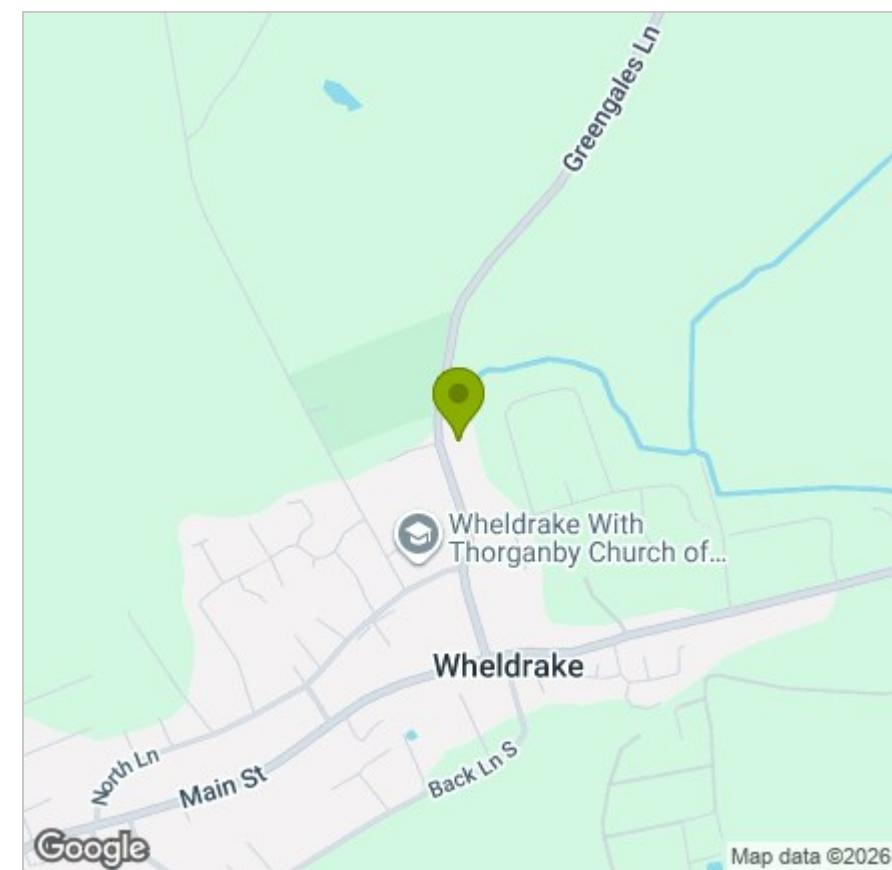


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LOCATION



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	63
(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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