



22 Braithegayte Wheldrake

York, YO19 6TB

Guide Price £339,950

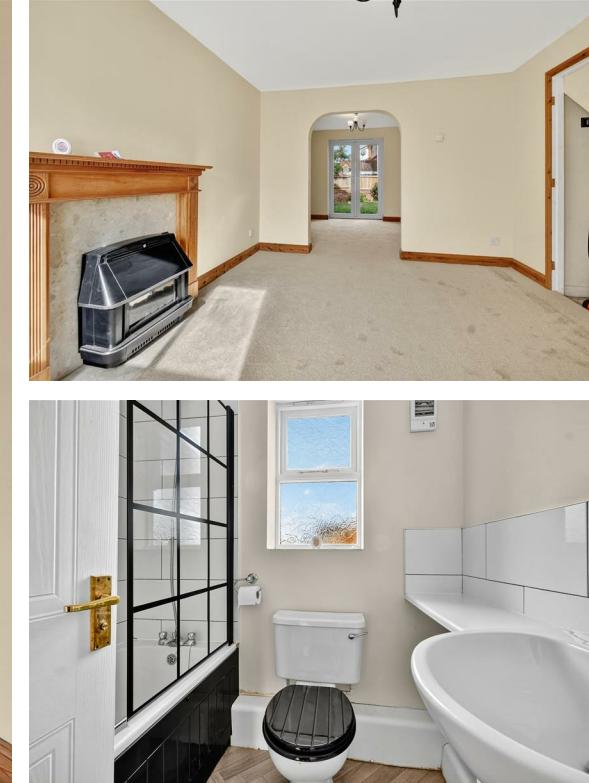
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NO ONWARD CHAIN! On a great plot, impressive three bedroom detached house within the quality and sought after village of Wheldrake, benefitting from Fulford School catchment and easy access into York city centre. Ready to view, this well presented living accommodation comprises; entrance hallway, lounge, dining room with uPVC French doors to garden, kitchen, utility room, WC/cloaks, first floor landing, master bedroom with three piece en-suite, two further bedrooms and a three piece house bathroom. To the outside is a driveway providing off street parking and the potential for electric car charging leading to an integral single garage with up and over door, side path giving access to rear patio and lawned garden with timber fence and brick wall boundary.

An accompanied viewing is strongly recommended.

Entrance Hallway

Entrance door, double panelled radiator, carpeted stairs to first floor, power points



Lounge

Window to front, double panelled radiator, fire with surround, carpeted flooring, TV and power points, understairs cupboard



Dining Room

uPVC French doors to patio, carpeted flooring, double panelled radiator, power points



Kitchen

Window to rear, fitted wall and base units with countertop, sink and draining board with mixer tap, gas hob, electric oven, space and plumbing for appliances, vinyl flooring, single panelled radiator, power points



Utility Room

Door to side, plumbing for washing machine, tiled flooring, single panelled radiator, power points





WC/Cloaks

Opaque window to rear, low level WC, wash hand basin, double panelled radiator, tiled flooring

First Floor Landing

Carpeted flooring, power points, storage cupboard, loft access

Master Bedroom

Window to front, fitted wardrobes, carpeted flooring, single panelled radiator, power points

En-Suite

Opaque window to front, walk-in shower cubicle, low level WC, wash hand basin with storage, vinyl flooring, double panelled radiator, extractor fan

Bedroom 2

Two windows to front, fitted wardrobes, storage cupboard, carpeted flooring, double panelled radiator, power points

Bedroom 3

Window to rear, carpeted flooring, single panelled radiator, power points

Bathroom

Opaque window to rear, panelled bath with shower over, low level WC, wash hand basin, single panelled radiator, vinyl flooring, shaver point, extractor fan

Outside

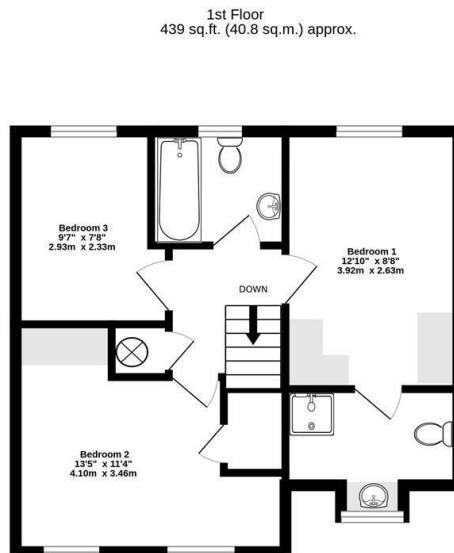
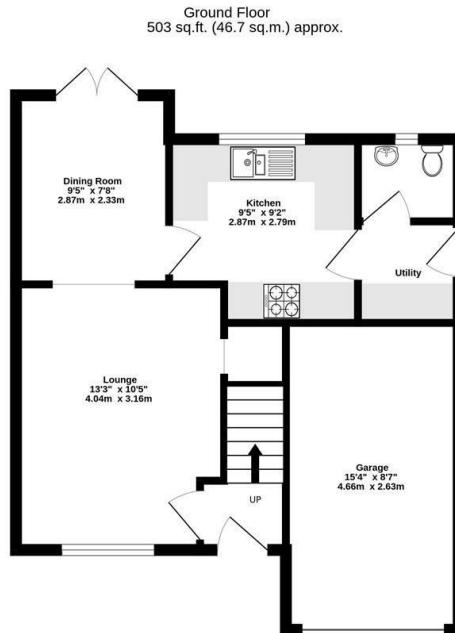
Landscaped front garden, driveway offering off street parking, side gate and path, rear patio, lawn, timber storage shed, shed, fence and brick wall boundary

Garage

Up and over door with power and lighting

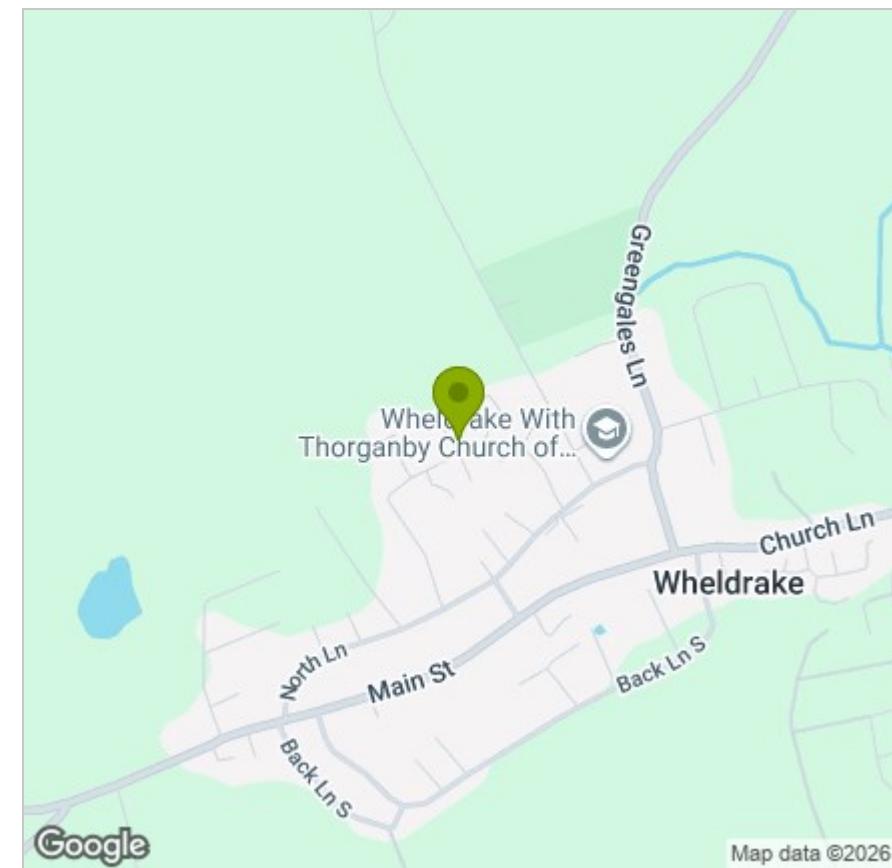


FLOOR PLAN

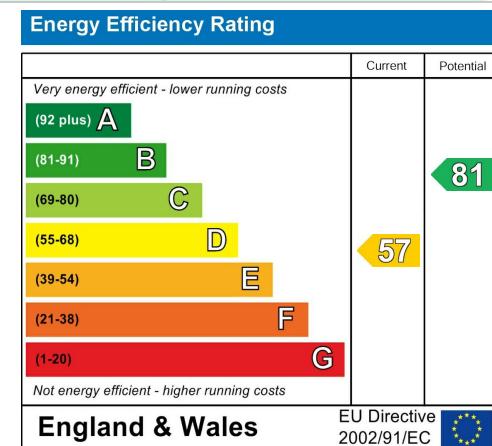


TOTAL FLOOR AREA: 942 sq.ft. (87.6 sq.m.) approx.
Whilst every care has been taken to ensure the accuracy of the floor plan, measurements of doors, windows, rooms, and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative 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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