



15 Braithegayte Wheldrake
York, YO19 6TB
£300,000

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A LOVELY 3 BEDROOM DETACHED HOUSE CLOSE TO THE CENTRE OF THIS SOUGHT AFTER VILLAGE WITHIN FULFORD SCHOOL CATCHMENT AND EASY ACCESS TO THE A64 AND IN TO THE CITY CENTRE. The property provides bright and spacious living accommodation with the benefit of gas central heating and upvc double glazing and comprises entrance hall, cloaks/w.c., large lounge with marble fire surround, dining kitchen well fitted with built in oven and hob, landing, 3 bedrooms (2 double and 1 single), bathroom with large walk in shower. Front garden with driveway to a brick garage. Well tended private lawned rear garden. An internal viewing is recommended.

Hallway

Entrance door, stairs to first floor. Doors to

Cloaks/WC

5'10" x 2'6" (1.78m x 0.77m)
Wash hand basin, w.c

Lounge

13'6" x 13'3" (4.11m x 4.04m)
Window to front, feature marble fireplace.
Door to

Kitchen/Diner

16'1" x 9'1" (4.90m x 2.77m)
Modern fitted units including base and wall units, built in oven and hob, window to rear.
Door to rear garden

Landing

Doors to

Bedroom 1

11'6" x 9'9" (3.51m x 2.97m)
Window to front

Bedroom 2

11'2" x 9'9" (3.40m x 2.97m)

Bedroom 3

7'5" x 6'3" (2.26m x 1.91m)





Bathroom

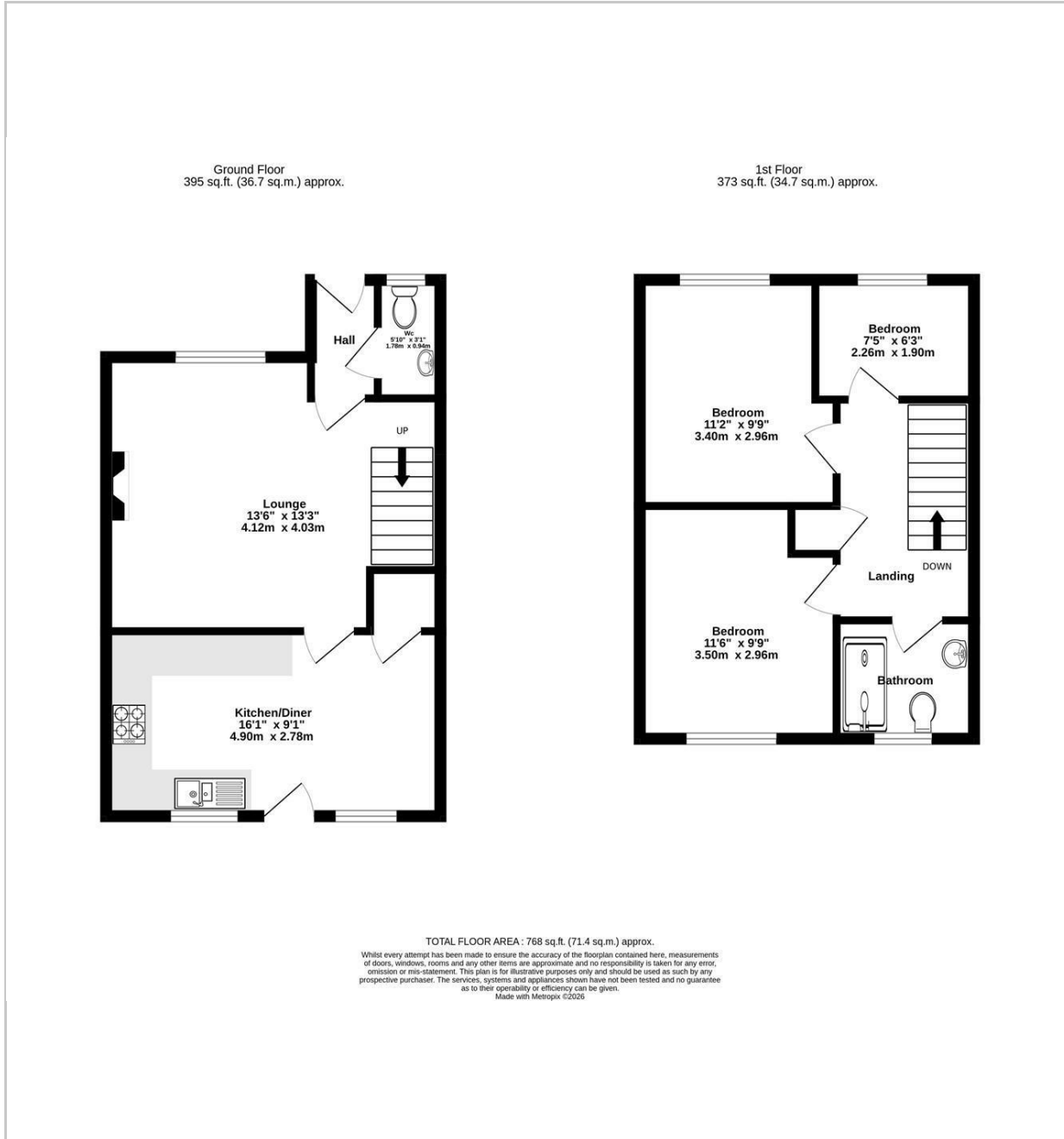
Large walk in shower, wash hand basin, w.c., window to rear

Agents Note

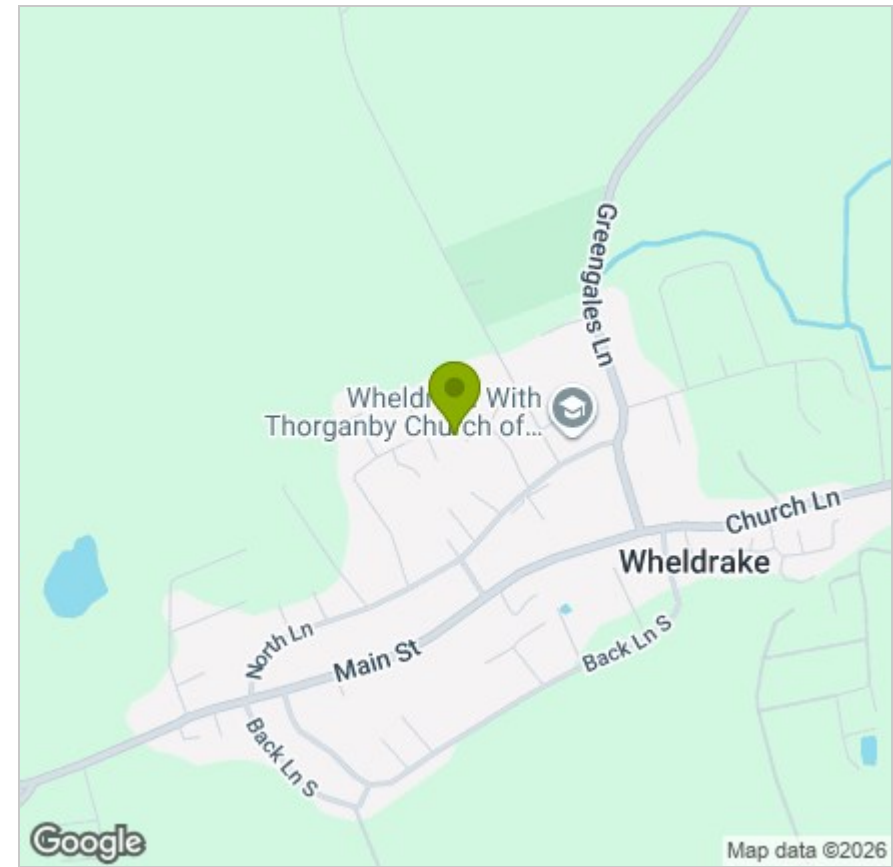
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FLOOR PLAN



LOCATION



EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		82
(69-80)	C	71	
(55-68)	D		
(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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