



The Cranbrooks, Wheldrake, York

£300,000

**Stephensons**  
estate agents & chartered surveyors

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Est. 1871

## The Cranbrooks, York YO19 6AZ

£300,000

A loving maintained and improved semi-detached dormer bungalow set within private gardens in this highly sought-after village location, enjoying entitlement to Fulford School catchment and offering convenient access to York city centre, offered for sale with no forward chain.

This well maintained three bedroom residence enjoys a pleasant setting with a long driveway providing ample off-street parking and leading to a detached garage, making it ideal for a range of buyers including families and those seeking versatile living accommodation in a well-regarded residential area.

The bright and well-presented accommodation benefits from gas central heating and uPVC double glazing throughout and is arranged over two floors to provide flexible living space. An inviting entrance hall leads into a comfortable lounge, while a separate dining room provides an excellent space for entertaining and everyday family living. French doors from the dining room open directly onto the rear garden, creating a lovely connection between the indoor and outdoor spaces. The property also features a modern fitted kitchen with a range of units and workspace, along with a ground floor double bedroom and a contemporary shower room/W.C., offering the convenience of ground floor living if required.

To the first floor, a spacious landing leads to two further well-proportioned bedrooms along with a family bathroom/W.C.,



Tenure: Freehold  
Broadband Coverage: Up to 1000\* Mbps download speed  
EPC Rating: D - 62  
Council Tax: C - City of York  
Current Planning Permission: No current planning permissions.

Imagery Disclaimer: Some photographs and videos within these sales particulars may have been digitally enhanced or edited for marketing purposes. They are intended to provide a general representation of the property and should not be relied upon as an exact depiction.

\*Broadband speeds are predicted based on the address entered. You should check with broadband suppliers in your area to confirm your maximum speed available.



providing comfortable accommodation for family members or visiting guests. In addition is access into a good sized loft area, ideal for storage. The layout of the property offers flexibility and scope for a variety of living arrangements, making it well suited to both growing families and those looking to downsize without compromising on space.

Externally, the property stands within good sized and well-maintained gardens which provide a high degree of privacy. The rear garden is mainly laid to lawn and offers an attractive outdoor space for relaxation and entertaining. A summerhouse is positioned within the garden and offers excellent potential for use as a home office, studio, or garden retreat.

Wheldrake is a sought-after village located approximately seven miles south-east of the historic city of York. Surrounded by attractive countryside yet within easy commuting distance of the city, the village offers a welcoming community atmosphere and a good range of everyday amenities.

The village provides a selection of local facilities including a convenience store, public house, a village hall and sports facilities. Wheldrake also benefits from a well-regarded primary school, Wheldrake with Thorganby Church of England Primary School, making it a popular choice for families. Further schooling, shopping and leisure facilities are readily available in nearby York.

A bus service connects Wheldrake to York and surrounding villages, while the nearby A19 and A64 provide convenient road links to the wider region. The area is also well placed for access to scenic walking and cycling routes, including the nearby Wheldrake Ings Nature Reserve.

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## Partners:

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**Ground Floor**  
 633 sq.ft (58.8 sq.m)

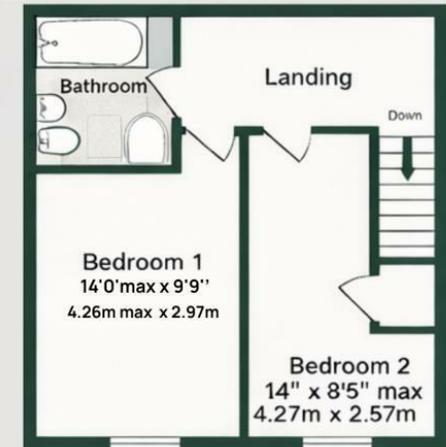


**Garage**



**Outbuilding**

**Summer House/Office**



**First Floor**  
 380 sq.ft (35.3 sq.m)

## The Cranbrooks, Wheldrake

GROSS INTERNAL FLOOR AREA 1013 SQ.FT (94.1 SQ.M) approx  
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY



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