



9 Derwent Drive Wheldrake
York, YO19 6AL
Guide Price £450,000

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FABULOUS THREE BEDROOM DETACHED BUNGALOW SET IN GOOD SIZED PRIVATE GARDENS IN THE SOUGHT AFTER VILLAGE OF WHELDRAKE WHICH FALLS INTO FULFORD SCHOOL CATCHMENT AREA AND OFFERS EASY ACCESS IN TO YORK. The property has been recently completely refurbished by the present owners to create a home that provides maximum energy efficiency combined with beautifully presented living space which briefly comprises; entrance hall, large living room with patio doors to garden, dining kitchen with full range of quality modern fitted units and appliances, master bedroom with en suite shower room/w.c and bespoke floor to ceiling wardrobes, two further good sized bedrooms, family bathroom with modern suite. Front garden and driveway leading to an attached brick garage with utility area. Good sized south facing private rear garden. An internal viewing is highly recommended.



Externally to the front

Front garden and driveway leading to attached garage with utility area

Entrance Hallway

Leading to:

Kitchen/Diner

18' x 13'1" (5.49m x 3.99m)

Inner hall

Leading to:

Living Room

22'3" x 12'7" (6.78m x 3.84m)

With access to Bedroom 1

Bedroom 1

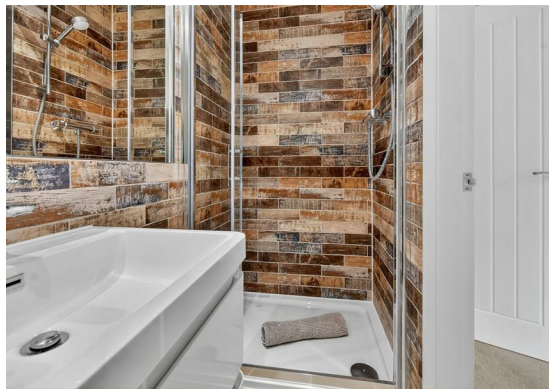
14'7" x 11'8" (4.45m x 3.56m)

En-suite

11'8" x 4'3" (3.56m x 1.30m)

Bedroom 2

12'7" x 12' (3.84m x 3.66m)

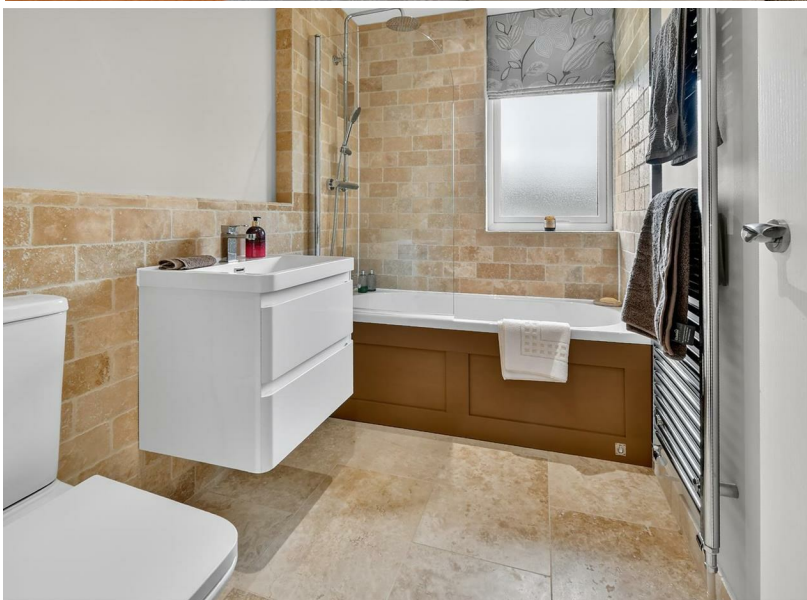




Bedroom 3
13'1" x 10'1" (3.99m x 3.07m)

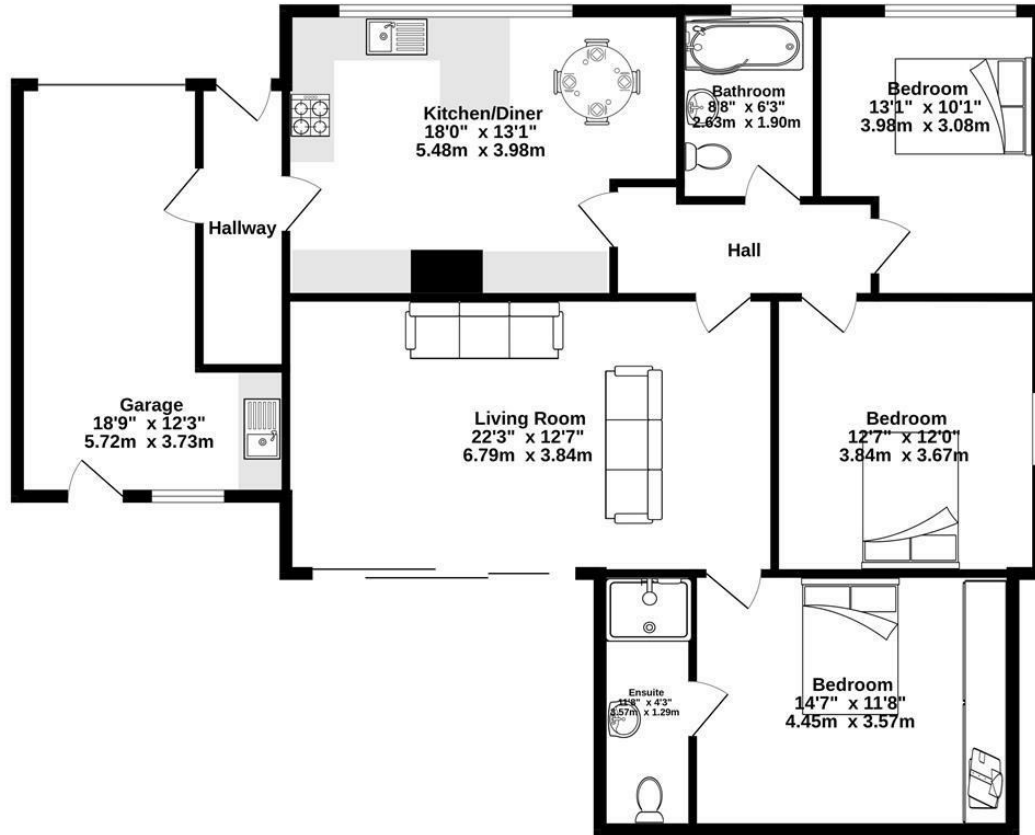
Bathroom
8'8" x 6'3" (2.64m x 1.91m)

Externally to the rear
Good sized south facing private rear garden.



FLOOR PLAN

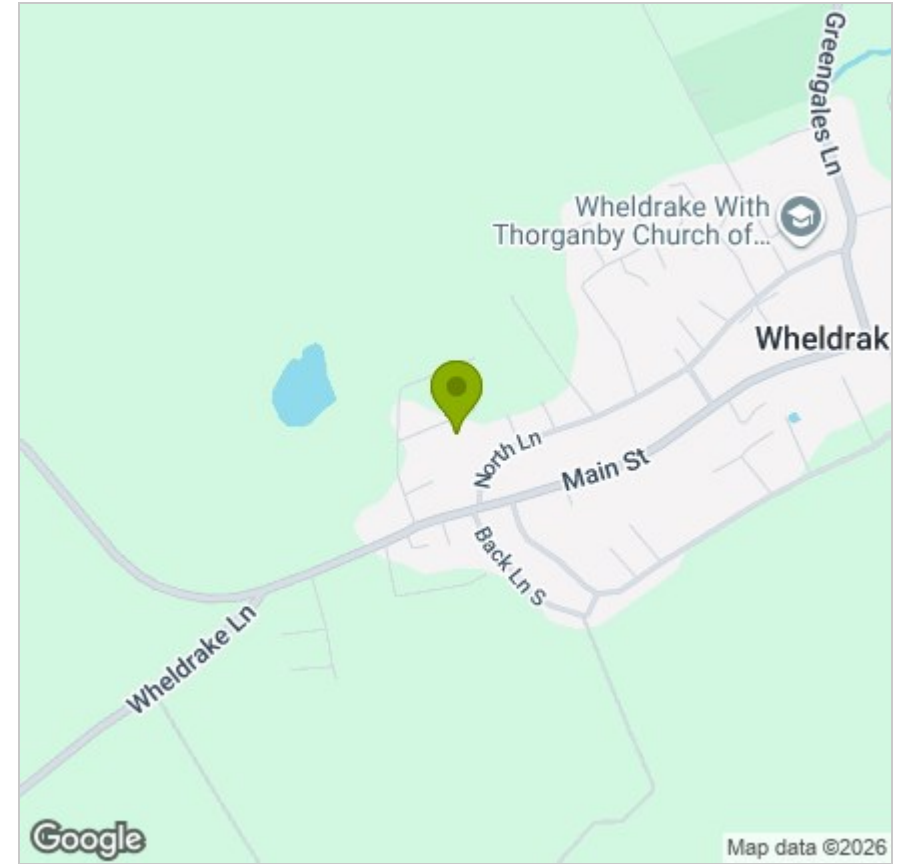
Ground Floor
1325 sq.ft. (123.1 sq.m.) approx.



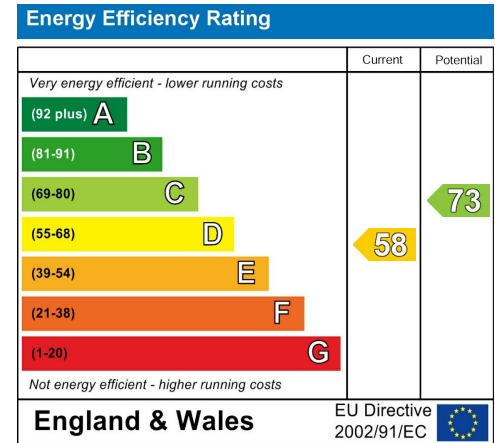
TOTAL FLOOR AREA: 1325 sq.ft. (123.1 sq.m.) approx.

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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