



39 The Cranbrooks Wheldrake
York, YO19 6AZ

Guide Price £450,000

3 2 1 c

NO ONWARD CHAIN - A STUNNING EXTENDED THREE BEDROOM DETACHED BUNGALOW BACKING ON TO OPEN COUNTRYSIDE SET IN A CUL-DE-SAC POSITION WITHIN THIS SOUGHT AFTER VILLAGE WITH EASY ACCES IN TO YORK CITY CENTRE AND WITHIN FULFORD SCHOOL CATCHMENT AREA.

The property has been upgraded and maintained to a high standard by the present owners with high quality internal fittings and comprises entrance hall, fabulous large open plan living kitchen with living and dining areas, bifold doors to the garden and modern fitted kitchen with centre island and integrated appliances, 3 bedrooms, master bedroom with en-suite shower room/w.c., family bathroom/w.c. Front garden with driveway to a 33' tandem brick garage with utility room to rear. Private lawned rear garden. An internal viewing is highly recommended. NO FORWARD CHAIN.

Hallway

Entrance door, doors to

Living/Dining Kitchen

26'8" x 22'1" (8.15m x 6.75m)

Superb large open plan room with separate sitting and dining areas with bifold doors to the rear garden. Modern quality fitted units with integrated appliances and granite work surfaces

Bedroom 1

14'6" x 10'9" (4.42m x 3.28m)

Window to front, built in wardrobes. door to

En-Suite

11'0" x 3'5" (3.36m x 1.05m)

Walk in shower cubicle, wash hand basin,w.c

Bedroom 2

10'11" x 6'7" (3.33m x 2.03m)

Window to front

Bedroom 3

10'7" x 7'6" (3.25m x 2.29m)

Window to side





Bathroom

Modern three piece suite comprising panelled bath, wash hand basin, w.c., window to side

Garage

33'5" x 10'7" (10.21m x 3.23m)
With Utility Room

Outside

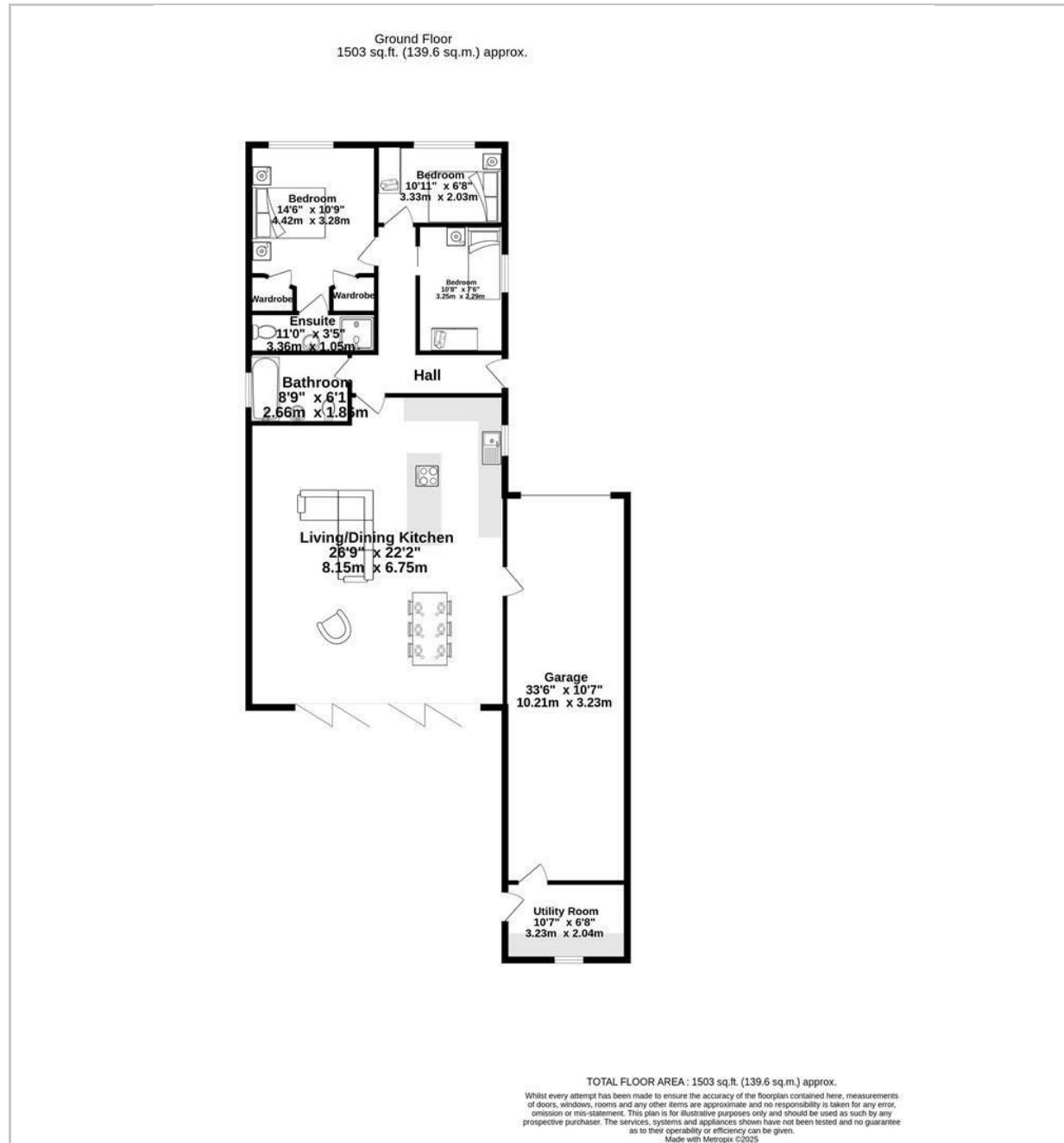
The property has a private rear garden with fabulous open views to rear. A previous planning application to build at the rear was declined

Agents Notes

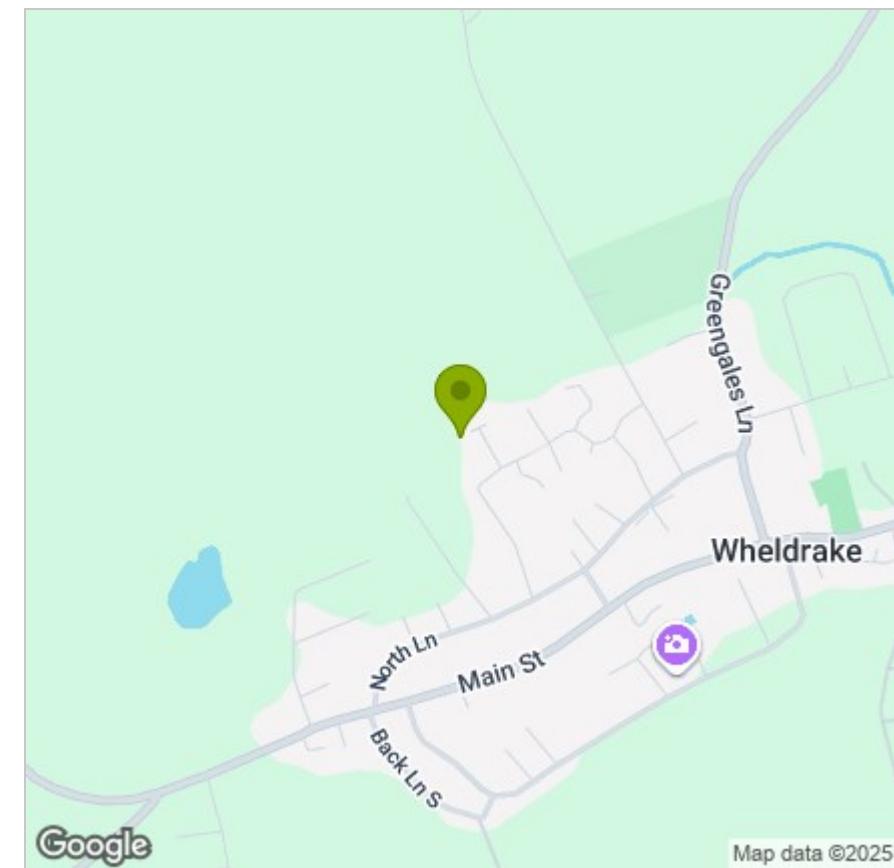
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FLOOR PLAN



LOCATION



EPC

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