

Churchills

YORK'S INDEPENDENT LOCAL ESTATE AGENT



7 Kitty Garth Wheldrake

York, YO19 6DX

Guide Price £450,000



AN EXTENDED LARGE 3 BEDROOM DETACHED BUNGALOW WITH A DOUBLE GARAGE SET IN A PRIVATE PLOT ON THIS SOUGHT AFTER DEVELOPMENT BUILT BY PILCHER HOMES IN THIS SOUGHT AFTER VILLAGE LOCATION JUST OFF BACK LANE SOUTH BEING ADJACENT TO OPEN COUNTRYSIDE. The property has been upgraded to provide bright and spacious living accommodation with the benefit of gas central heating and double glazing and comprises entrance hall, cloakroom, large living room, newly fitted breakfast kitchen, conservatory/dining room, utility room, inner hall. 23' master bedroom with en suite shower room/w.c., 2 further bedrooms and modern fitted family bathroom/w.c. Good sized private gardens to front and rear. An internal viewing is recommended.

Entrance Hall

Entrance door, walk in storage cupboard. Doors to



Cloakroom

Wash hand basin (space for w.c.)



Lounge

17' x 14'2 (5.18m x 4.32m)
Bright and spacious living room with window to front



Kitchen

17'4 x 10'9 (5.28m x 3.28m)
Newly fitted units incorporating base and wall units, work surfaces and breakfast bar, built in oven and hob, window to side. Door to



Utility Room

8'10 x 5'1 (2.69m x 1.55m)
Window to rear, base units, sink unit, plumbing for washing machine. Door to garage. Door to

Dining Conservatory

13'7 x 9'9 (4.14m x 2.97m)
Windows to 3 aspects and door to garden



Inner Hallway

Built in linen cupboard. Doors to

Bedroom 1

23'9 x 10' (7.24m x 3.05m)

Large master bedroom with window to rear and french doors to garden. Door to

En-suite

Window to side, walk in shower, wash hand basin, w.c.

Bedroom 2

13'6 x 10 (4.11m x 3.05m)

Double sized bedroom with window to rear

Bedroom 3

9'11 x 7'9 (3.02m x 2.36m)

Large single bedroom with window to side

Bathroom

9' x 7'4 (2.74m x 2.24m)

Modern white suite comprising panelled bath, wash hand basin, low level w.c., window to side

Garage 1

18'5 x 9'6 (5.61m x 2.90m)

Up and over door power and light opening to

Garage 2

18'8 x 9'2 (5.69m x 2.79m)

Up and over door, power and light

Outside

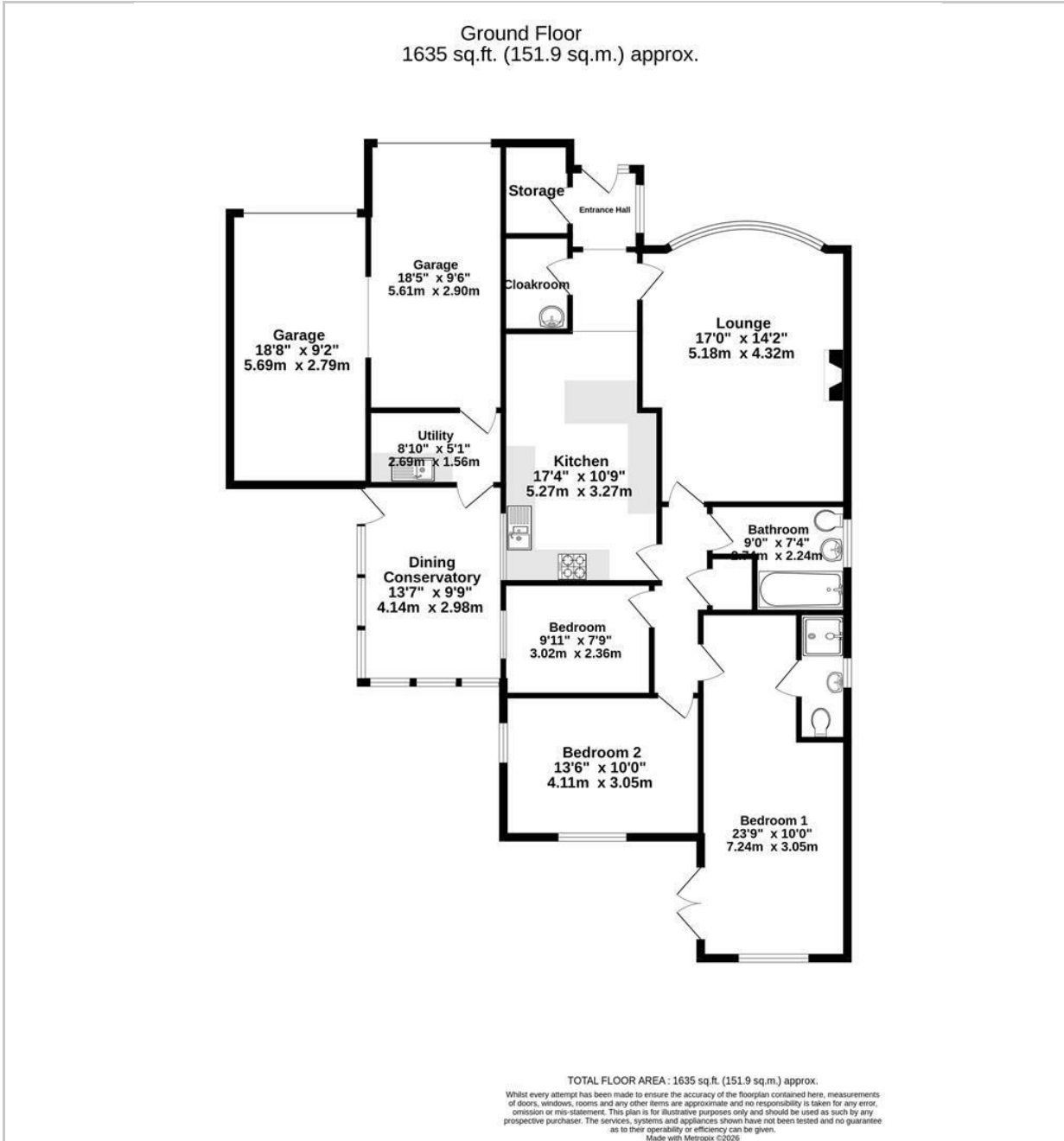
Front garden with well stocked flower borders, driveway giving access to integral garages. Good sized private rear garden with lawn, patio area, flower beds, timber boundary fencing and gate giving access to passageway in to village centre.

Agents Note:

To be able to purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the transaction to fulfil their obligations under Anti Money Laundering regulations. A charge to carry out these checks will apply. Please ask our branch for further details.



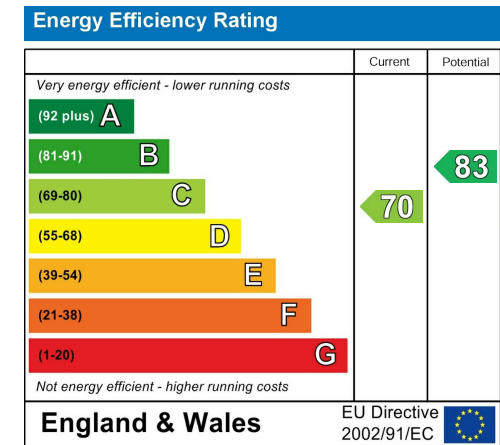
FLOOR PLAN



LOCATION



EPC



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