



11 Dovecot Close Wheldrake  
York, YO19 6ND  
Guide Price £435,000

A beautifully decorated four bedroomed detached home with stunning garden complete with various seating areas to enjoy the sunshine. Wheldrake is a sought after village in the catchment for Fulford School, with a host of amenities on your doorstep, easy access to the A64 and into York city centre. In short the perfect property in the perfect location to enjoy the best of village living. The property which has the benefit of gas central heating and uPVC double glazing has been maintained to a high standard and provides tastefully presented family living accommodation comprising; entrance hall, cloaks/w.c., large sitting room, dining room with French doors to garden, spacious breakfast kitchen with fitted units and French doors to garden, utility room, landing, master bedroom with en-suite bathroom/w.c., 3 further bedrooms, family bathroom/w.c. Front garden with driveway leading to an attached brick garage. Larger than average private lawned rear garden. An internal viewing is recommended.



### Hallway

Entrance door, stairs to first floor. Doors to

### Sitting Room

20'10" x 10'9" (6.37m x 3.30m)

Large family living room with bay window to front, Adams style fireplace. Opening to

### Dining Room

11'10" x 9'1" (3.61m x 2.77m)

French doors to rear garden. Door to

### Breakfast Kitchen

16'6" x 11'8" (5.03m x 3.58m)

Good range of modern fitted units with built in oven and hob and integrated wine fridge, window to rear. Breakfast area with french doors to rear garden and door to

### Downstairs WC

6'2" x 2'9" (1.88m x 0.86m)

### Utility Room

8'4" x 5'1" (2.55m x 1.56m)

Base units incorporating sink. Door to side





### **Landing**

Window to side, balustrade, airing cupboard.  
Doors to

### **Bedroom 1**

12'0" x 10'11" (3.66m x 3.35m)  
Window to front. Door to

### **En Suite Bathroom**

6'5" x 5'4" (1.96m x 1.63m)  
White suite comprising panelled bath with shower above, wash hand basin, w.c

### **Bedroom 2**

11'1" x 10'7" (3.38m x 3.25m)  
Window to rear

### **Bedroom 3**

8'0" x 7'6" (2.44m x 2.29m)  
Window to rear

### **Bedroom 4**

8'8" x 6'3" (2.65m x 1.91m)  
Window to front

### **Family Bathroom**

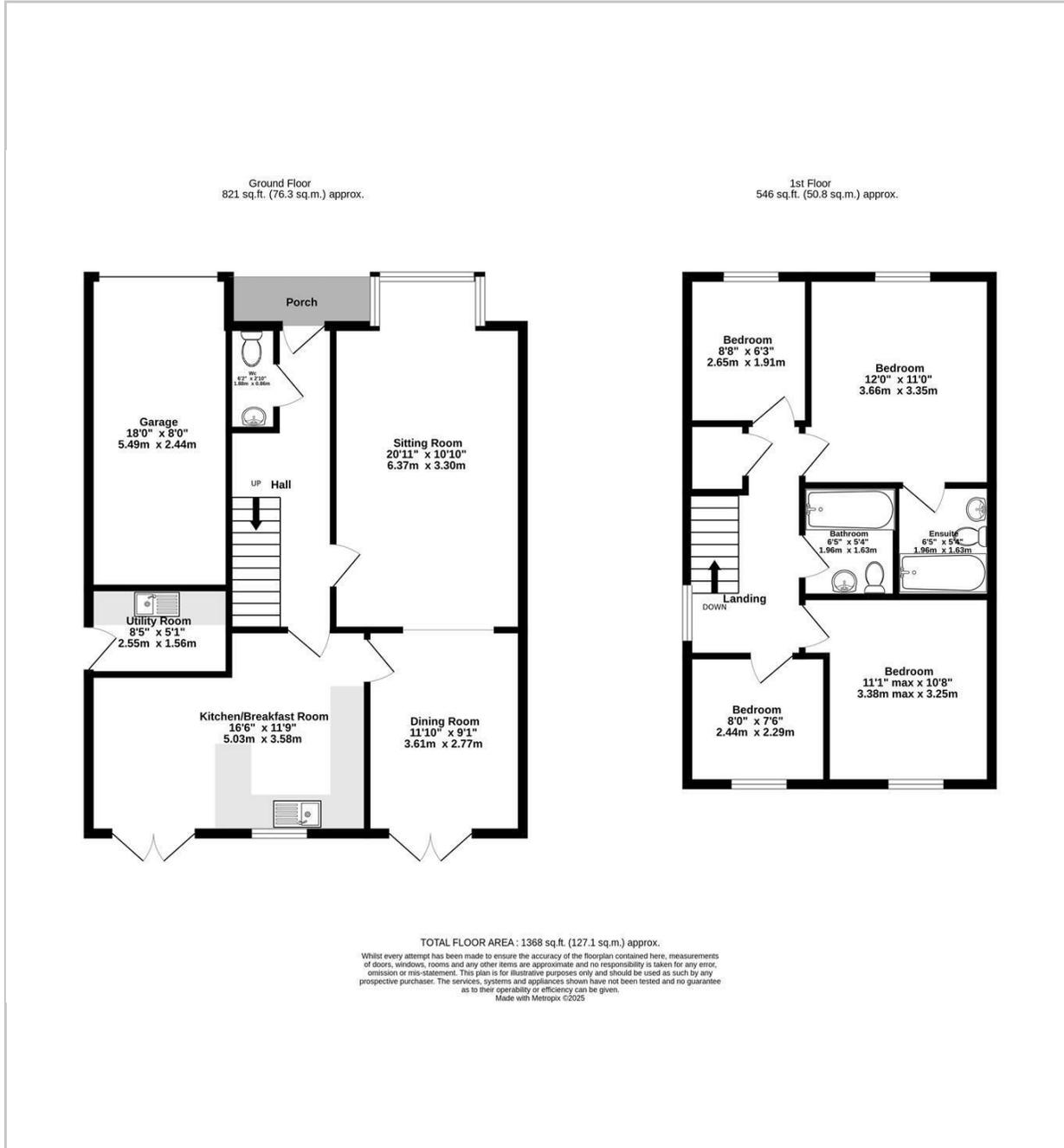
6'5" x 5'4" (1.96m x 1.63m)  
Suite in white comprising panelled bath with shower above, wash hand basin, w.c

### **Outside**

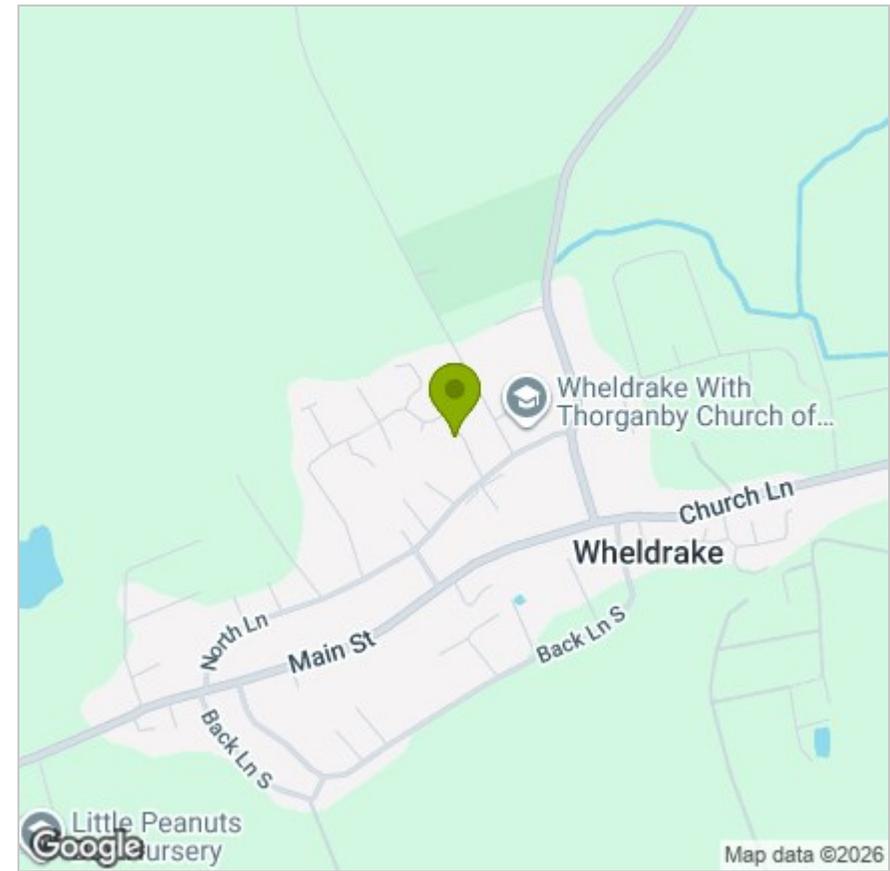
Front garden with driveway leading to an attached brick garage (18ft x 8ft) with roll over door, power and light. Good sized west facing lawned rear garden with patio area, flower borders well stocked with shrubs and bushes.



# FLOOR PLAN



# LOCATION



## EPC

| Energy Efficiency Rating                    |                            |           |
|---|----------------------------|-----------|
|   | Current                    | Potential |
| Very energy efficient - lower running costs |                            |           |
| (92 plus) <b>A</b>                          |                            |           |
| (81-91) <b>B</b>                            |                            |           |
| (69-80) <b>C</b>                            | <b>70</b>                  | <b>74</b> |
| (55-68) <b>D</b>                            |                            |           |
| (39-54) <b>E</b>                            |                            |           |
| (21-38) <b>F</b>                            |                            |           |
| (1-20) <b>G</b>                             |                            |           |
| Not energy efficient - higher running costs |                            |           |
| <b>England &amp; Wales</b>                  | EU Directive<br>2002/91/EC |           |

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