



17 Back Lane South Wheldrake
York, YO19 6DT

Guide Price £400,000



A LARGE 3/4 BEDROOM DETACHED BUNGALOW WITH A DOUBLE GARAGE AND VIEWS ACROSS FIELDS TO THE FRONT IN THIS HIGHLY SOUGHT AFTER LOCATION WITHIN THIS POPULAR VILLAGE WITH EASY ACCESS IN TO YORK. The property provides well presented living accommodation with the benefit of gas central heating and upvc double glazing and comprises entrance hallway, cloaks/w.c., large lounge, dining room/bedroom 4, large breakfast kitchen with modern fitted units, utility room, 3 good sized bedrooms and bathroom/w.c. An internal viewing is recommended.

Hallway

Lounge

15'3" x 15'1" (4.67m x 4.61m)

Dining Room/Bedroom 4

12'0" x 9'11" (3.66m x 3.04m)

Kitchen/Breakfast Room

13'0" x 9'11" (3.98m x 3.04m)

Utility Room

Bedroom 1

15'2" x 10'0" (4.63m x 3.07m)

Bedroom 2

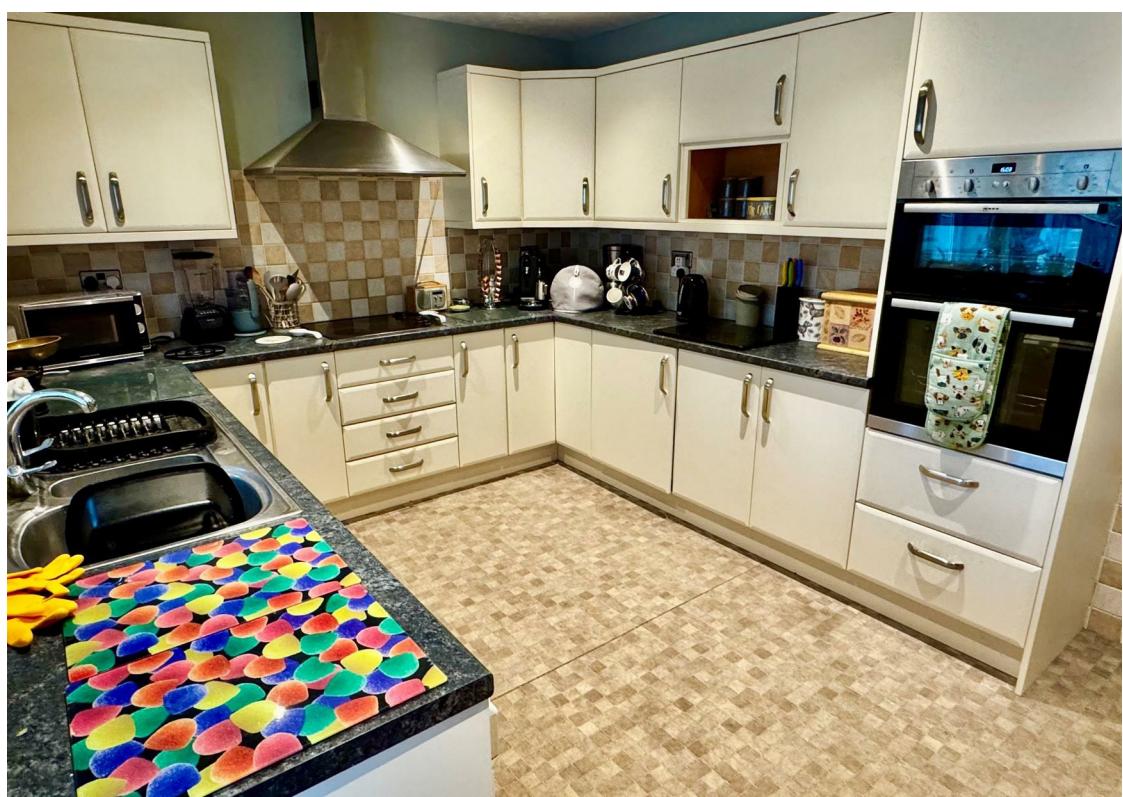
11'5" x 10'0" (3.50m x 3.07m)

Bedroom 3

9'3" x 8'6" (2.83m x 2.60m)

Bathroom

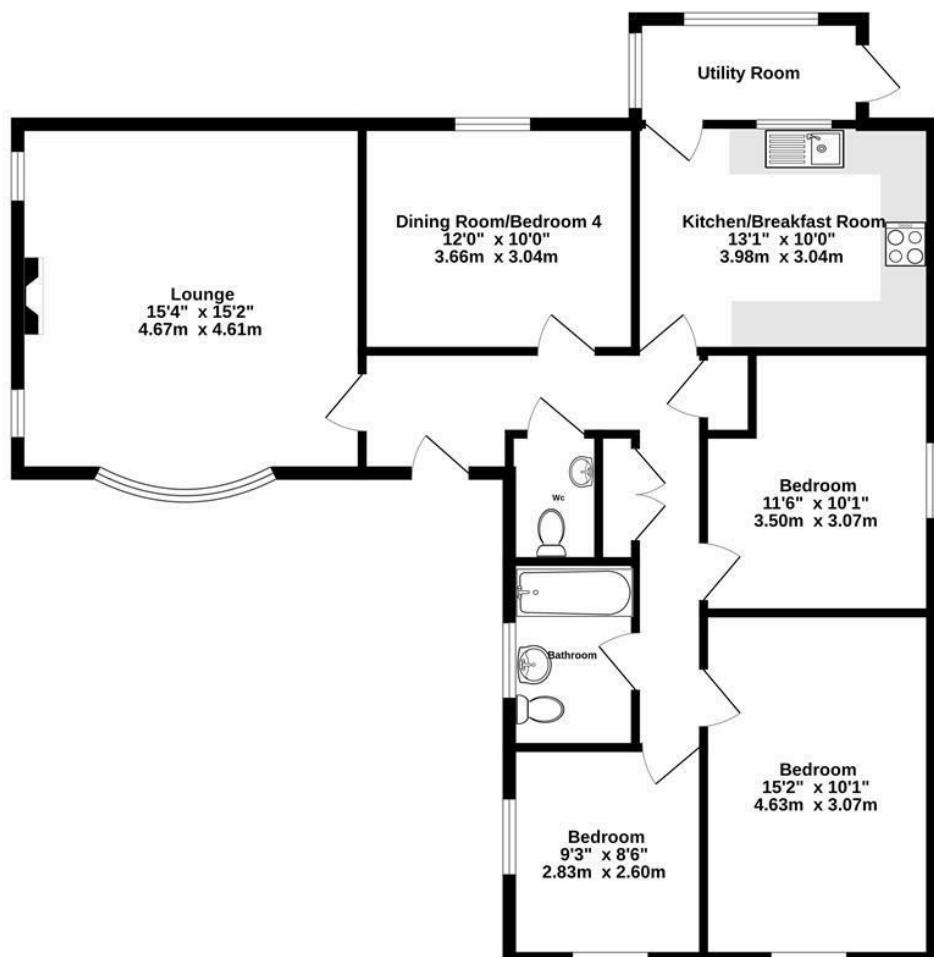
WC





FLOOR PLAN

Ground Floor
1120 sq.ft. (104.1 sq.m.) approx.



TOTAL FLOOR AREA : 1120 sq.ft. (104.1 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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.