



Old Barn Court North Lane Wheldrake  
York, YO19 6NQ  
Guide Price £450,000

A FABULOUS 3/4 BEDROOM BARN STYLE PROPERTY PROVIDING CHARACTER WITHIN THIS MODERN HOME SET IN A QUIET AND PRIVATE POSITION CLOSE TO THE CENTRE OF THIS HIGHLY SOUGHT AFTER VILLAGE WITHIN FULFORD SCHOOL CATCHMENT AND EASY ACCESS IN TO THE CITY CENTRE. The property provides bright and spacious living accommodation with the benefit of gas central heating and double glazing and comprises entrance hall, cloaks/w.c., large sitting room, well fitted dining kitchen with integrated appliances, large ground floor bedroom 4/family room, landing, 3 bedrooms and family bathroom/w.c. Parking for 2 cars. To the rear of the property is a large mature and private lawned garden. An internal viewing is recommended.

### Note

The Old Barns are a development of only 2 properties built in 1987 in this private setting along a private lane off North Lane close to all the village amenities. The original barns were knocked down and replaced with barn style properties giving properties of individuality with lots of character for a modern home.

### Hallway

Stable entrance door, stairs to first floor. Doors leading to

### Cloaks/w.c.

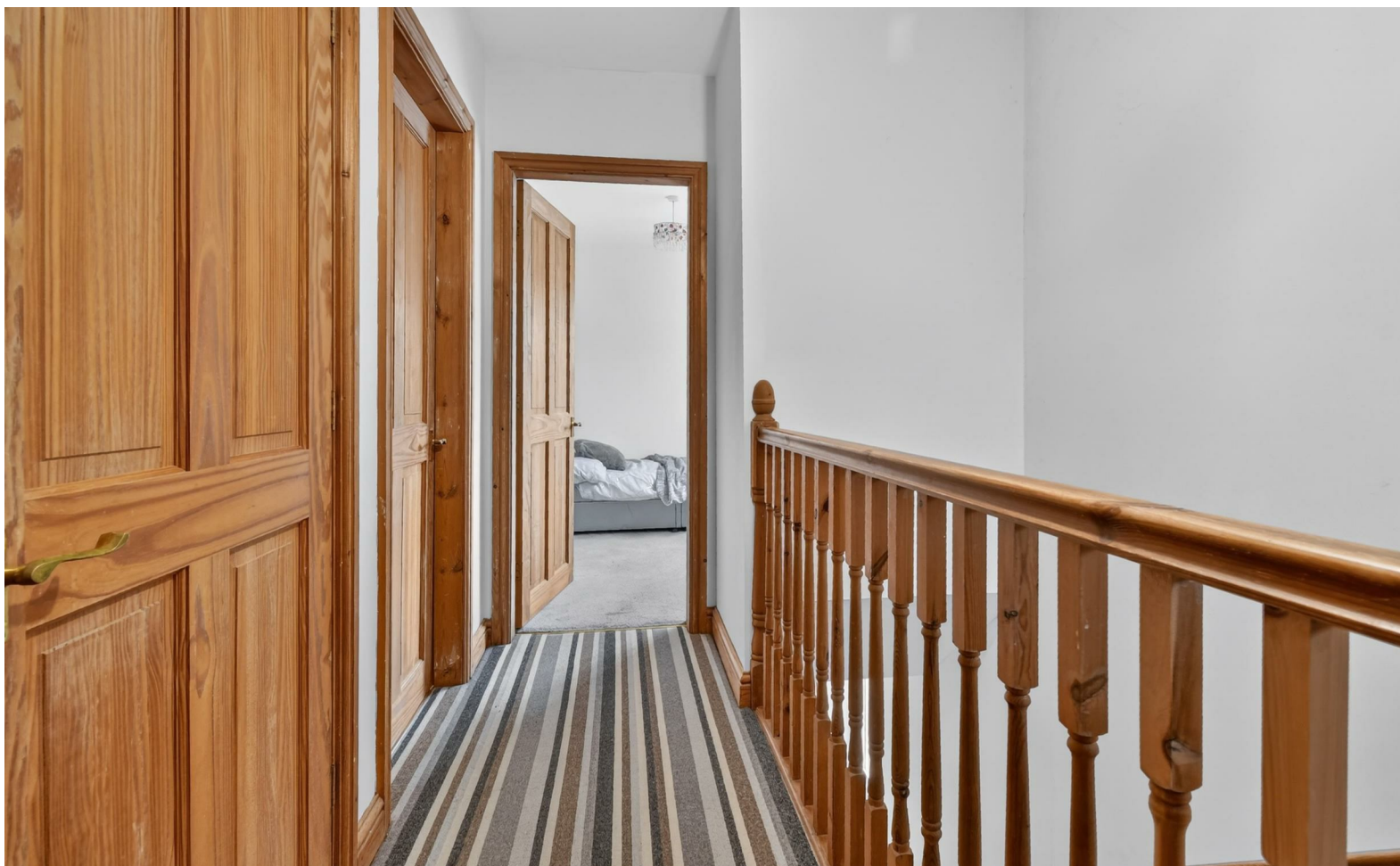
Window to front, wash hand basin. w.c.

### Sitting Room

19'5 x 13'0 (5.92m x 3.96m)

Large feature arched window to rear, ceiling corning, period style fireplace. Oak flooring





### **Dining Kitchen**

16'3 x 8'11 (4.95m x 2.72m)

Bright and spacious kitchen/diner with full range of modern fitted units incorporating integrated Neff double electric oven and hob and dishwasher, window to front, door to rear garden and door to

### **Bedroom 4/Family Room**

18'6 x 8'9 (5.64m x 2.67m)

Converted from the garage this provides a large multi functional room with window to front and french doors to rear garden and oak flooring

### **Landing**

Window to front, linen cupboard. Doors to

### **Bedroom 1**

18'4 x 9'4 (5.59m x 2.84m)

Spacious double bedroom with window overlooking rear garden and oak flooring

### **Bedroom 2**

10'2 x 8'9 (3.10m x 2.67m)

Window to rear, built in wardrobes. Carpet

### **Bedroom 3**

10'5 x 6'7 (3.18m x 2.01m)

Window to front, built in wardrobe. Carpet

### **Bathroom**

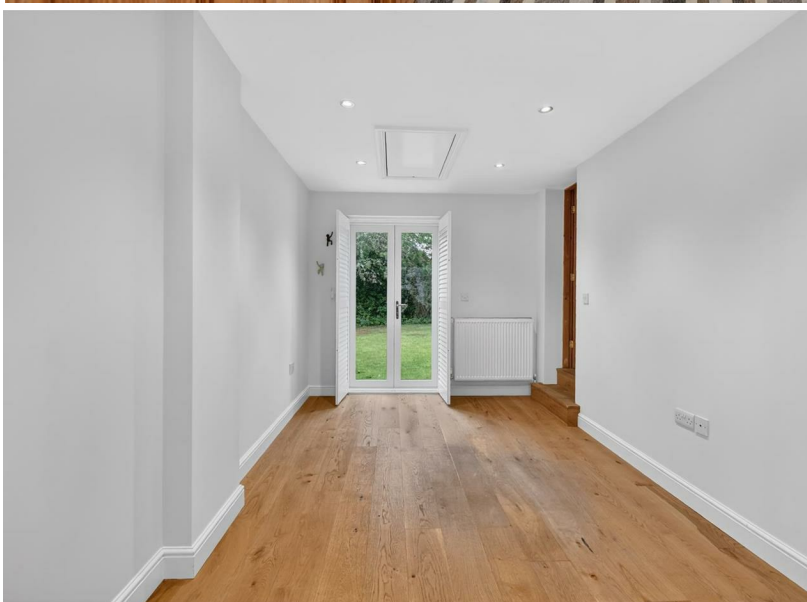
Three piece modern suite comprising panelled bath with shower above, wash hand basin, w.c., window to front

### **Outside**

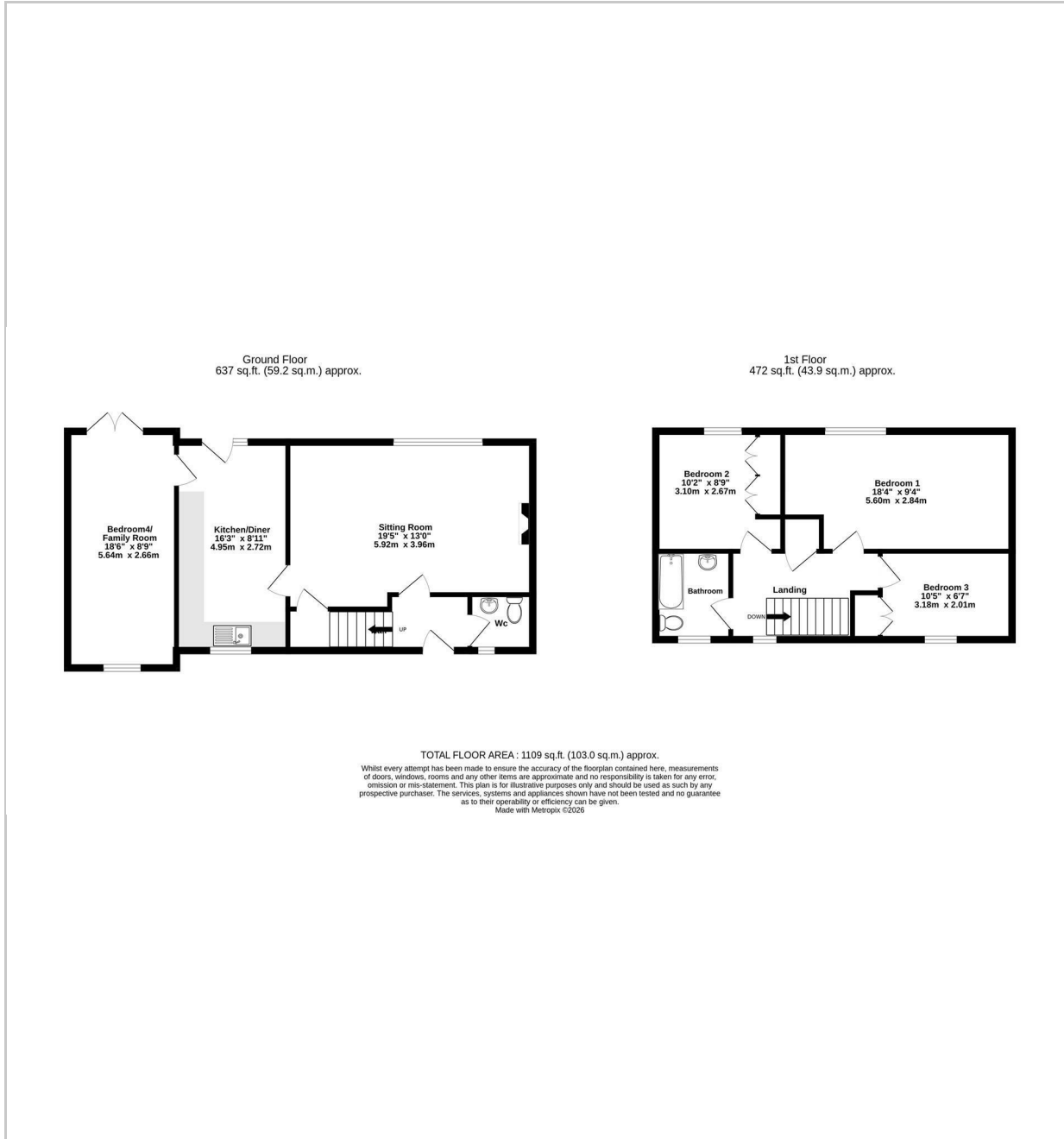
Front garden areas set to lawn with borders and trees. Two allocated car parking spaces. To the rear is a large lawned private garden with patio area

### **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.



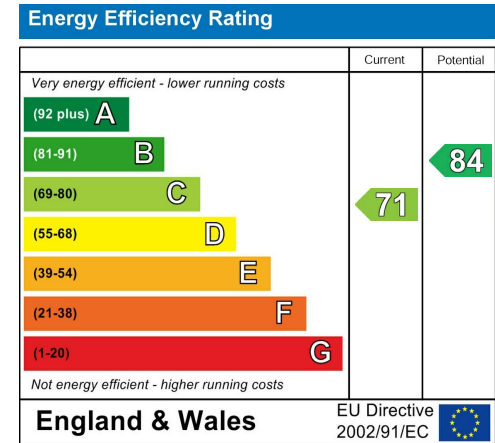
## FLOOR PLAN



## LOCATION



## EPC



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