



15 The Cranbrooks Wheldrake
York, YO19 6AZ
Offers Over £250,000



A 2 BEDROOM DETACHED BUNGALOW SET IN GOOD SIZED GARDENS IN THIS SOUGHT AFTER LOCATION WITHIN THE POPULAR VILLAGE OF WHELDRAKE TO THE SOUTH OF YORK, CONVENIENT FOR LOCAL AMENITIES AND WITH EASY ACCESS TO THE A64 AND INTO THE CITY CENTRE.

The property which would benefit from a program of modernisation and refurbishment comprises entrance hall, lounge/dining room, good sized kitchen, 2 bedrooms and bathroom/w.c. Front garden with long driveway to a detached single garage. Long lawned rear gardens. Realistically priced.

Hallway

Entrance door, built in cupboards. Doors to

Lounge/Dining Room

Bright and spacious reception with windows to fronts, window to side, fireplace.

Kitchen

Fitted units comprising base and wall units, work surfaces, window to front, built in cupboard, cooker point

Bedroom 1

Large master bedroom with window to rear

Bedroom 2

Window to rear

Bathroom

Walk in shower, wash hand basin, w.c., window to side

Outside

Front garden with driveway leading to a detached concrete single garage and long lawned rear gardens

Agents note:

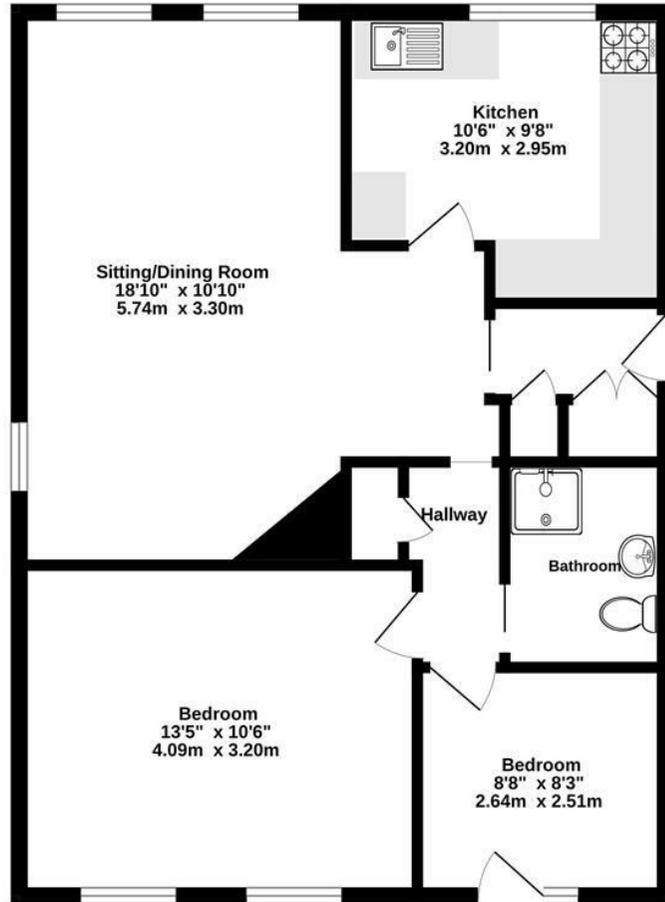
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FLOOR PLAN

Ground Floor
672 sq.ft. (62.4 sq.m.) approx.



TOTAL FLOOR AREA: 672 sq.ft. (62.4 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			
(69-80) C			73
(55-68) D		60	
(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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