



Field View North Lane Wheldrake

York, YO19 6AY

Guide Price £500,000



A SUPERB DETACHED HOUSE SET IN GOOD SIZED GARDENS IN A QUIET SETTING WITH OPEN VIEWS TO REAR IN THIS HIGHLY SOUGHT AFTER VILLAGE WITHIN FULFORD SCOO CATCHMENT. The property provides extremely spacious living accommodation with the benefit of gas central heating, underfloor heating to the ground floor and uPVC double glazing. The property comprises; entrance hall, cloaks/w.c., large sitting room, open plan dining kitchen, dining area with French doors to garden and kitchen area with full range of modern fitted units, utility room, w.c, large ground floor master bedroom with en-suite bathroom, landing, 2 further large bedrooms and family bathroom/w.c. Front garden with driveway. Brick garage. Larger than average rear gardens. An internal viewing is recommended.

Hallway

Entrance door, stairs to first floor. Doors to

Sitting Room

16'11" x 12'11" (5.16m x 3.94m)

Bright and spacious sitting room with window to front

Kitchen

13'10" x 11'2" (4.22m x 3.41m)

Full range of fitted units and integrated appliances

Dining Room

10'11" x 10'5" (3.35m x 3.20m)

French doors leading to the rear garden

Utility Room

10'9" x 5'8" (3.30m x 1.73m)

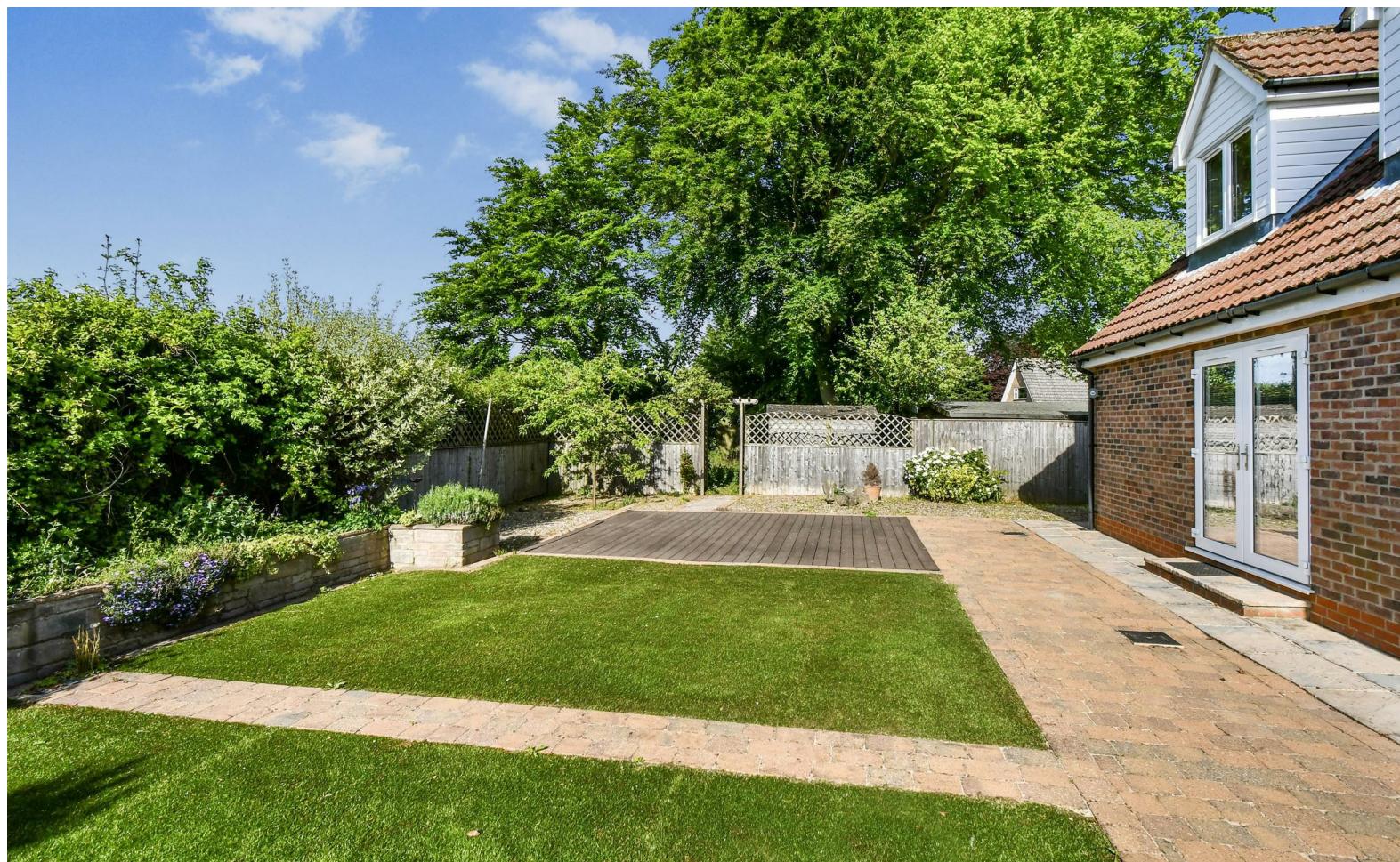
Fitted base and wall units, door to rear garden

Store Room

Downstairs WC

Wash hand basin, w.c.





Bedroom

13'1" 12'7" (4.0m 3.84m)
Large master bedroom with window to front

En-Suite

10'10" x 5'10" (3.31m x 1.78m)
Walk in shower cubicle, bath, wash hand basin, w.c., window to side

Landing

Doors leading to

Bedroom

17'3" x 15'10" (5.26m x 4.83m)
Double bedroom with window to rear

Bedroom

17'3" x 12'11" (5.26m x 3.96m)
Double bedroom with window to rear

Bathroom

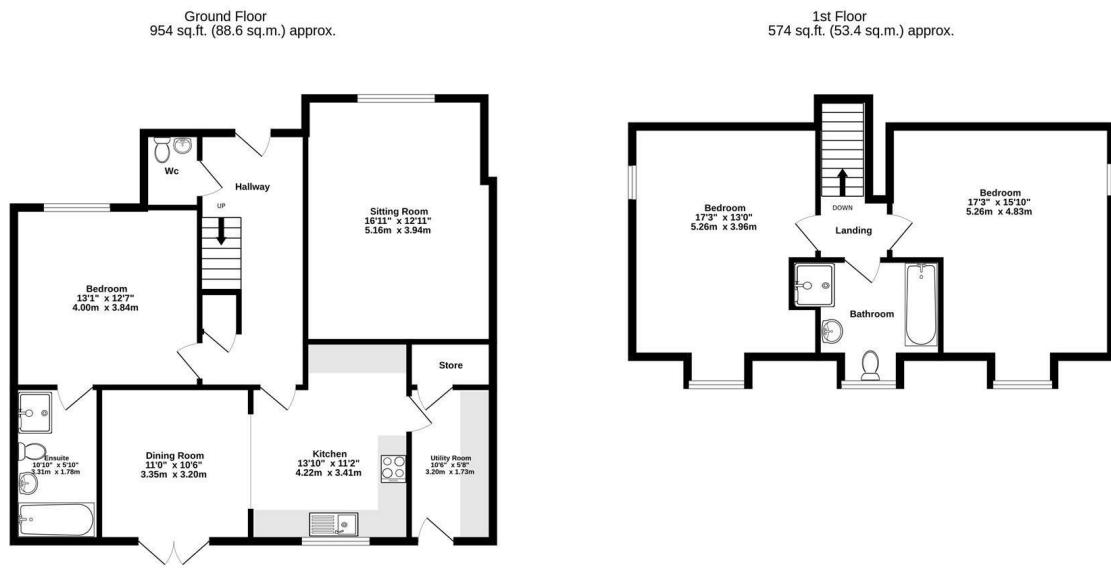
Walk-in shower cubicle, bath, wash hand basin, w.c., window to rear

Outside

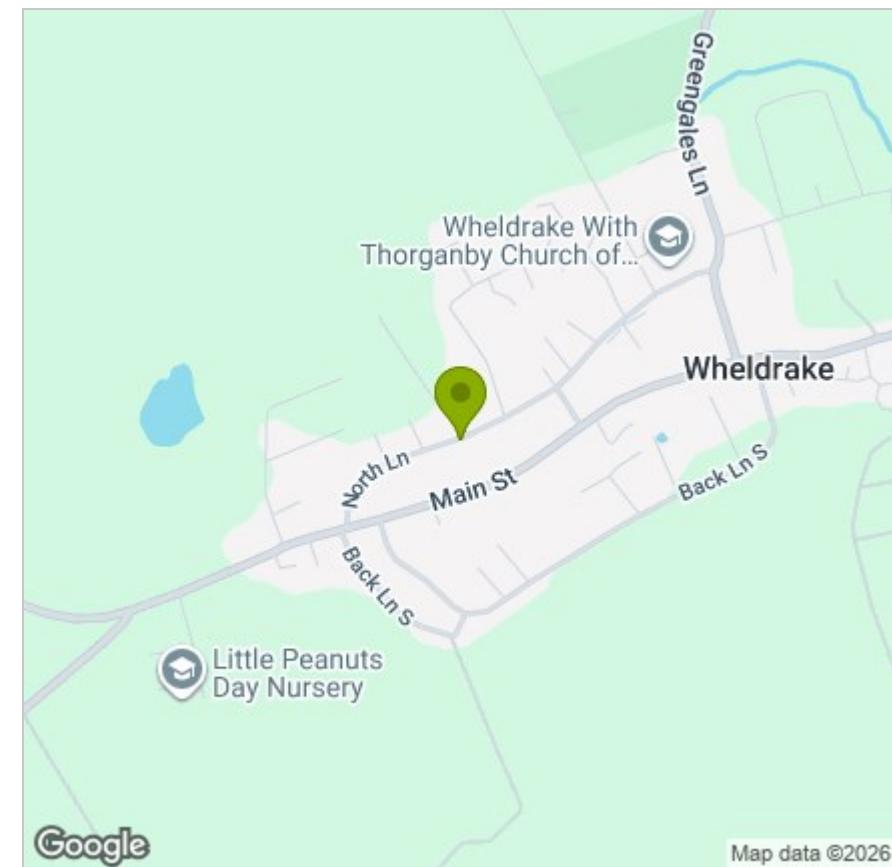
Front garden with flower borders and double width driveway. Brick garage approx 18' x 9' with roll over door, power and light. Good sized rear garden set to lawn with patio area and further garden area to side.



FLOOR PLAN



LOCATION



EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C	77	
(55-68) D		
(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 firm's employment has the authority to make or give any representation or warranty in respect of the property.