



2 Millfield Court Wheldrake  
York, YO19 6DZ  
**£634,000**

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## NO ONWARD CHAIN!

A LARGE 5 BEDROOM MODERN DETACHED HOUSE SET IN A QUIET LOCATION JUST OFF MAIN STREET IN THIS SOUGHT AFTER VILLAGE TO THE SOUTH OF YORK WITHIN FULFORD SCHOOL CATCHMENT AND WITH EASY ACCESS TO THE A64 AND IN TO THE CITY CENTRE.

The property offers bright, spacious living accommodation enhanced by gas central heating and double glazing throughout. Additionally, the house has been installed with a solar PV battery storage system and possesses a good EPC rating resulting in low-cost utility bills.

The layout includes entrance hall, cloaks/w.c., sitting room with bifold doors to garden, 17ft separate family room, study, good sized fitted kitchen opening to dining room, utility room, rear porch, landing, large master bedroom with en-suite shower room, guest bedroom with en-suite shower room, 3 further bedrooms and family bathroom.

Outside, the front garden provides a driveway leading to a large integral double garage. To the rear, there is a well-maintained, secure, south-facing garden mainly laid to lawn.

An internal viewing is recommended.

### Hallway

Entrance door, stairs to first floor. storage cupboard. Doors to

### Cloakroom

Wash hand basin, w.c.

### Sitting Room

19'7" x 11'8" (5.99m x 3.56m)

Window to front, Limestone fireplace with log burner. Bifold doors to rear garden

### Family Room

17'1" x 10'5" (5.23m x 3.18m)

Large additional reception room with window to front

### Study

10'7" x 9'10" (3.23m x 3.00m)

Spacious work room with window to rear

### Kitchen

14'0" x 8'11" (4.29m x 2.74m)

Good sized family kitchen with fitted units comprising base and wall units, work surfaces, built in double electric oven and hob, window to rear. Opening to

### Dining Room

9'8" x 9'3" (2.97m x 2.84m)

Window to rear





### Utility Room

9'3" x 5'4" (2.82m x 1.65m)

work surface and sink unit, plumbing for washing machine. Door to

### Rear Porch

Door to rear garden

### Landing

Airing cupboard. Doors to

### Bedroom 1

Windows to front and rear, fitted wardrobes. Door to

### En-Suite

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

### Bedroom 2

Window to front, large walk in storage. Door to

### En-Suite

Walk in shower wash hand basin, w.c

### Bedroom 3

Window to rear

### Bedroom 4

Window to front

### Bedroom 5

Window to rear

### Bathroom

White suite comprising panelled bath, walk in shower cubicle, wash hand basin, low level w.c., window to rear

### Double Garage

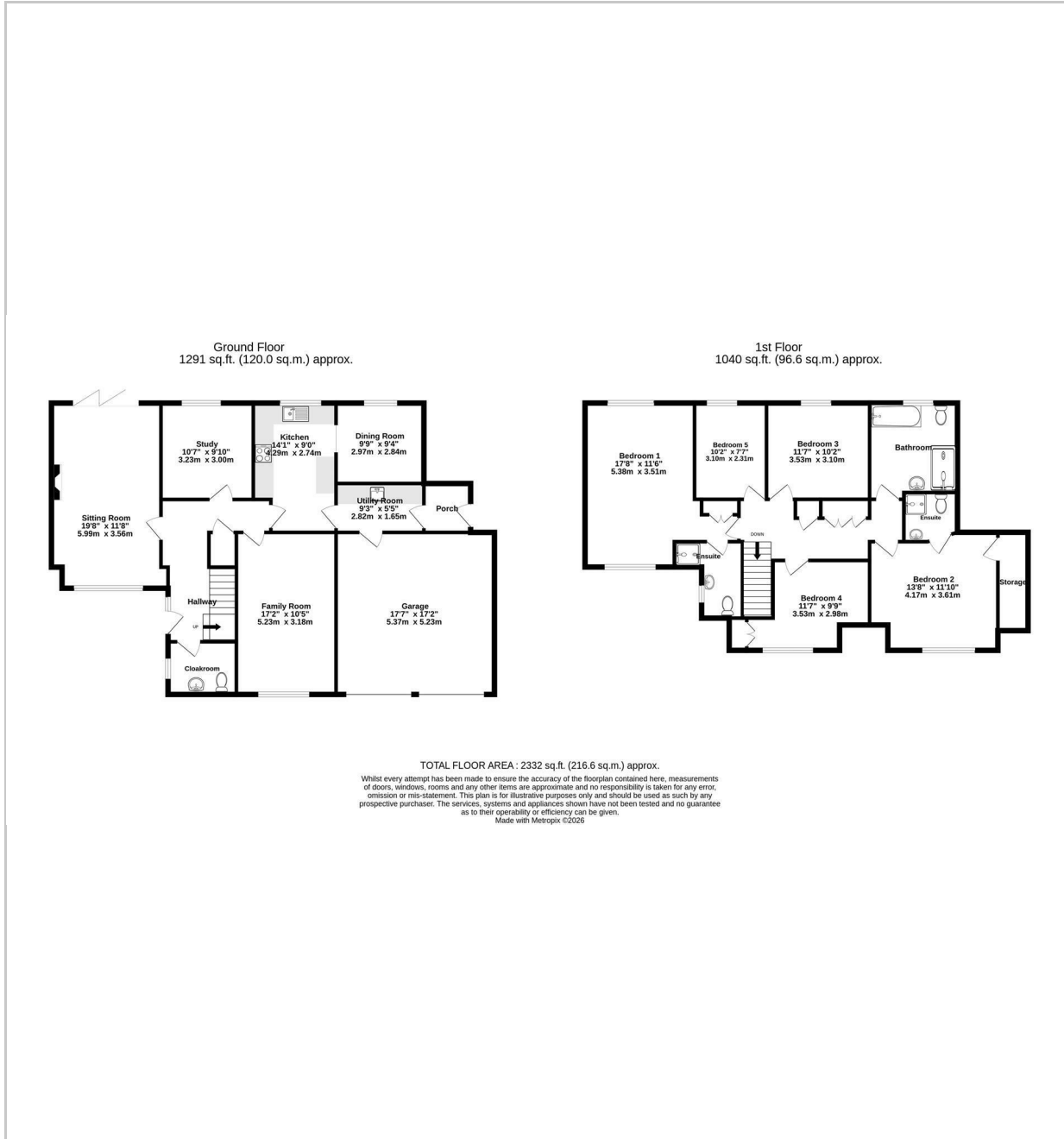
Large garage with twin roll up doors (one of which is motorised), power and light

### Agents Notes

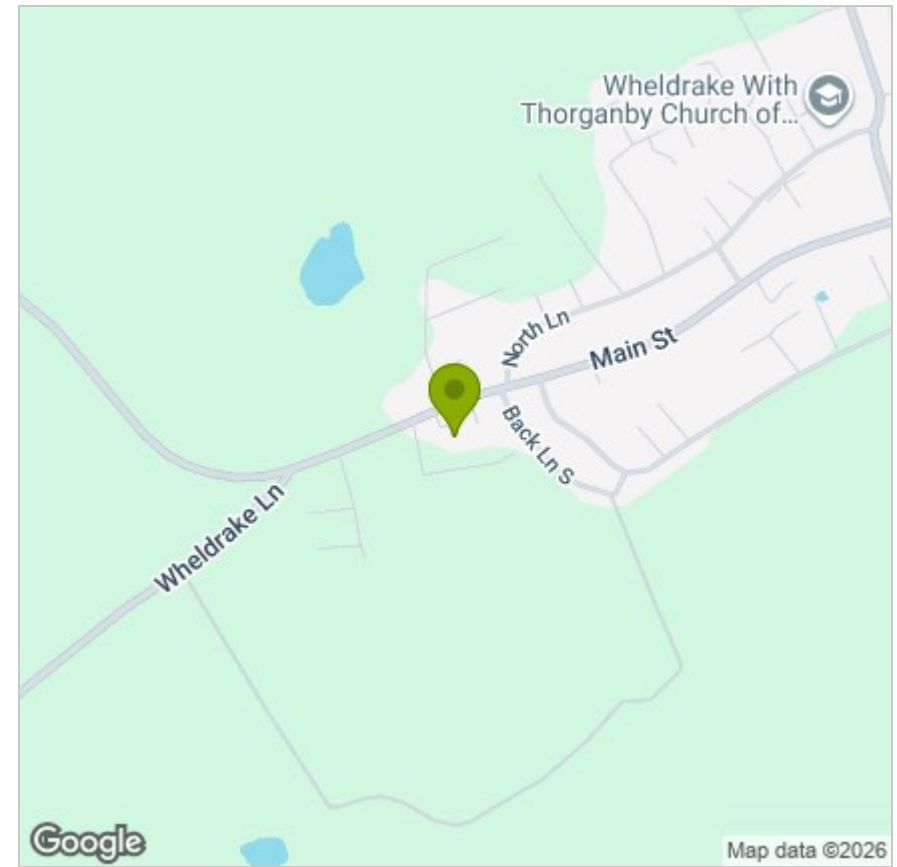
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# FLOOR PLAN



# LOCATION



# EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>		<b>81</b>	<b>84</b>
(69-80) <b>C</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 2002/91/EC		

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