



12 Braithegayte Wheldrake
York, YO19 6TB
Selling Price £500,000

 4  2  3  C

A STUNNING EXTENDED FOUR BEDROOM DETACHED HOUSE CLOSE TO LOCAL AMENITIES WITHIN THIS SOUGHT AFTER VILLAGE WHICH IS IN FULFORD SCHOOL CATCHMENT AND HAS EASY ACCESS INTO YORK AND TO THE A64. The property has been upgraded and refurbished to a high standard by the present owners to provide extremely spacious living accommodation with the benefit of gas central heating and uPVC double glazing and comprises entrance hallway, sitting room with bay window, fabulous large open plan living kitchen with quality fitted units including central island and bifold doors to the rear garden, rear hall, office/playroom, utility room, cloaks/WC, first floor landing, master bedroom with en-suite shower room, 3 further good sized bedrooms and a modern family bathroom. To the outside is a front garden with driveway whilst to the rear is an enclosed garden with lawn and patio. AN INTERNAL VIEWING IS STRONGLY RECOMMENDED.



Hallway

Entrance door, stairs to first floor.

Sitting Room

Bay window to front, with 'Gazco' gas stove.

Living/Dining Kitchen

Large family living space, sitting and dining area with bifold doors leading to the rear garden. Kitchen with quality fitted units and integrated appliances.

Rear Hall

Built in cupboard with double doors. Door to rear garden

Office/Playroom

Window to side

Utility Room

Window to side, base and wall units.

Cloaks/WC

Window to side, wash hand basin, WC





Landing

Doors leading to

Bedroom 1

Window to front, airing cupboard. Door to

En Suite

Walk in shower cubicle, wash hand basin, WC, window to front

Bedroom 2

Window to front

Bedroom 3

Window to rear

Bedroom 4

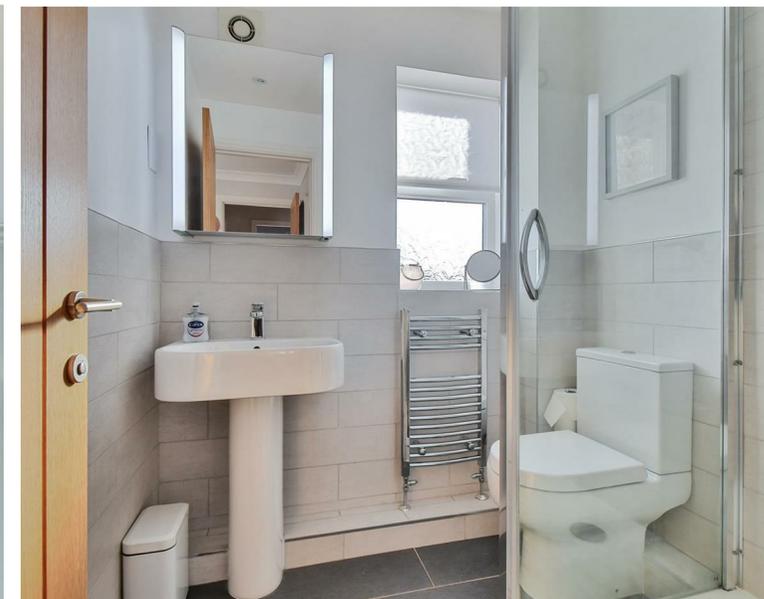
Window to rear

Family Bathroom

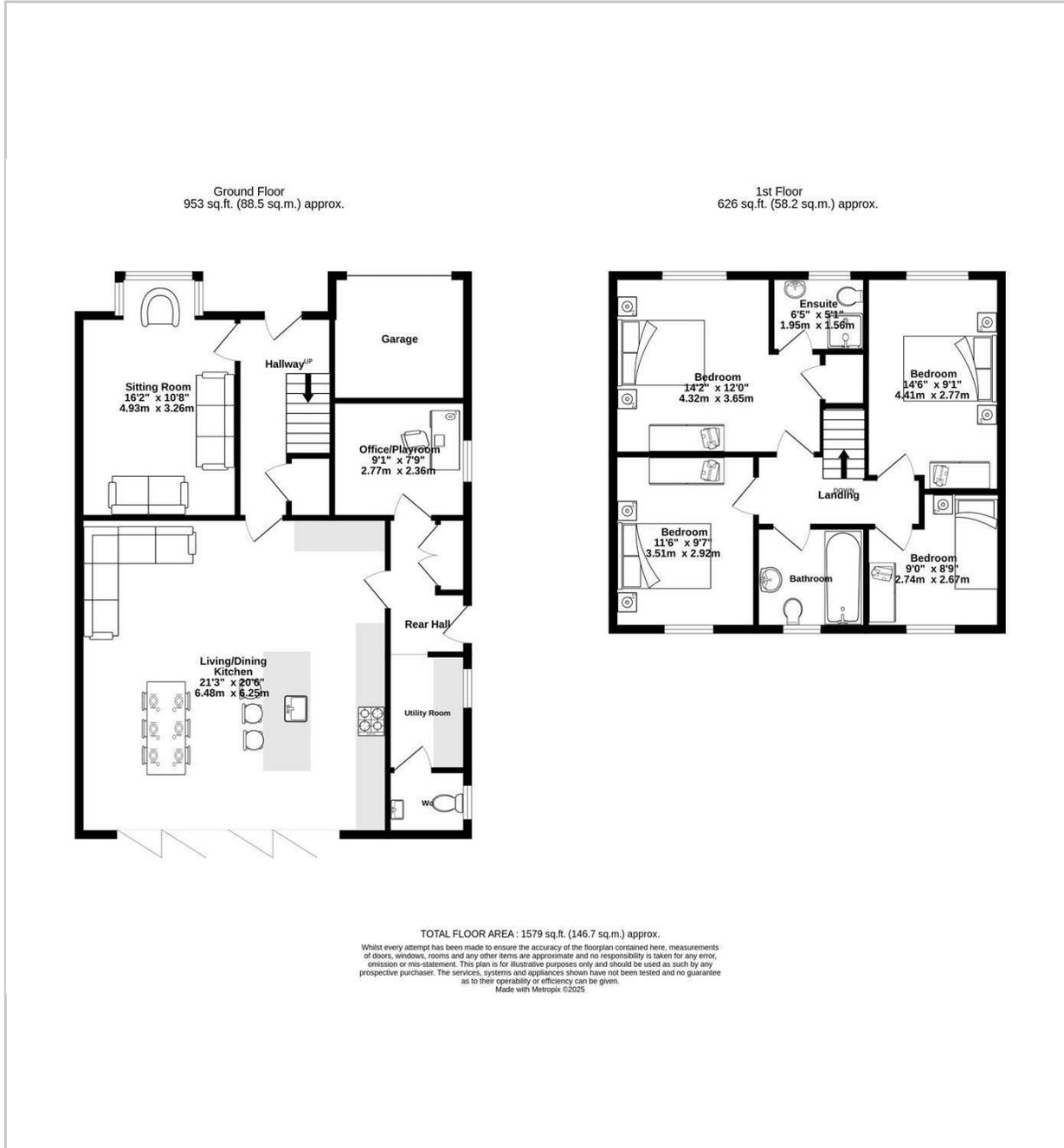
Modern white suite comprising panelled bath, wash hand basin, WC, window to rear

Outside

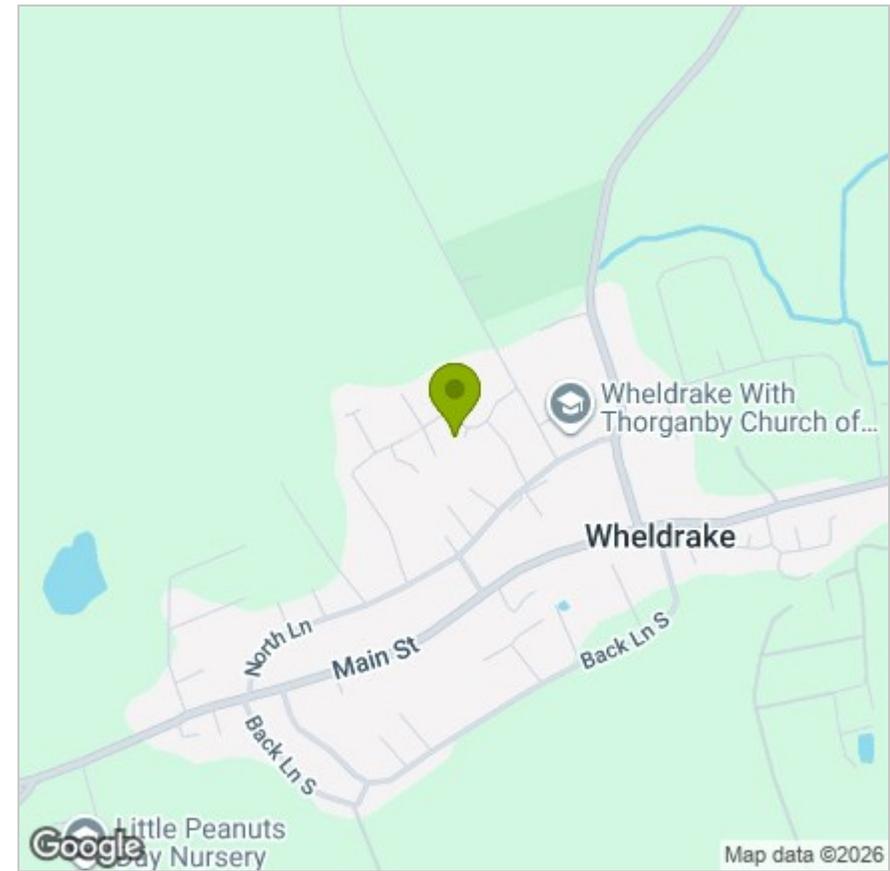
Front garden with driveway leading to an integral garage/store. Enclosed lawned rear garden.



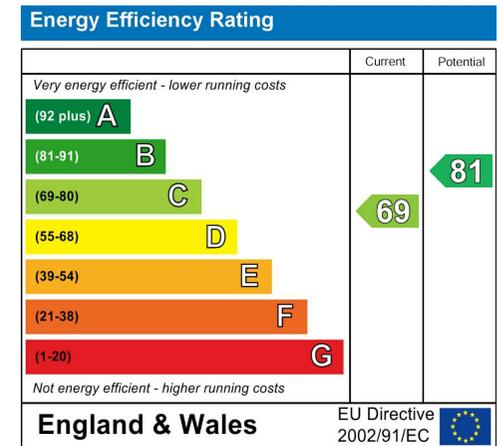
FLOOR PLAN



LOCATION



EPC



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.