



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



A SUBSTANTIAL FIVE BEDROOM MODERN DETACHED FAMILY HOME, OCCUPYING A PEACEFUL POSITION JUST OFF MAIN STREET IN THIS HIGHLY SOUGHT-AFTER VILLAGE. Ideally placed within the popular Fulford School catchment area, the property also offers excellent access to York city centre and the A64, making it perfectly positioned for both family life and commuting. Offering generous and versatile accommodation throughout, this impressive home combines spacious living areas with excellent energy efficiency. The property benefits from gas central heating and double glazing, together with a solar PV system and battery storage, contributing towards lower running costs and an impressive EPC rating.

The accommodation opens with a welcoming entrance hall and cloakroom/W.C., leading through to a superb sitting room with bi-folding doors opening directly onto the rear garden. A separate 17ft family room provides an additional generous reception space, whilst a dedicated study is ideal for those working from home.

At the heart of the property is a well-proportioned fitted kitchen which flows into the dining room, creating a sociable space for everyday family living and entertaining. A useful utility room and rear porch complete the ground floor accommodation.

To the first floor is a spacious principal bedroom with its own en-suite shower room, together with a generous guest bedroom, also benefiting from an en-suite. Three further bedrooms and a family bathroom provide excellent flexibility for a growing family, guests or additional home-working space.

Externally, the property continues to impress. To the front is a driveway providing off-street parking and access to a substantial integral double garage. To the rear lies a particularly attractive, secure south-facing garden, predominantly laid to lawn and providing an ideal setting for outdoor dining, entertaining and family enjoyment.

With its generous proportions, excellent energy-efficient features, desirable village l

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

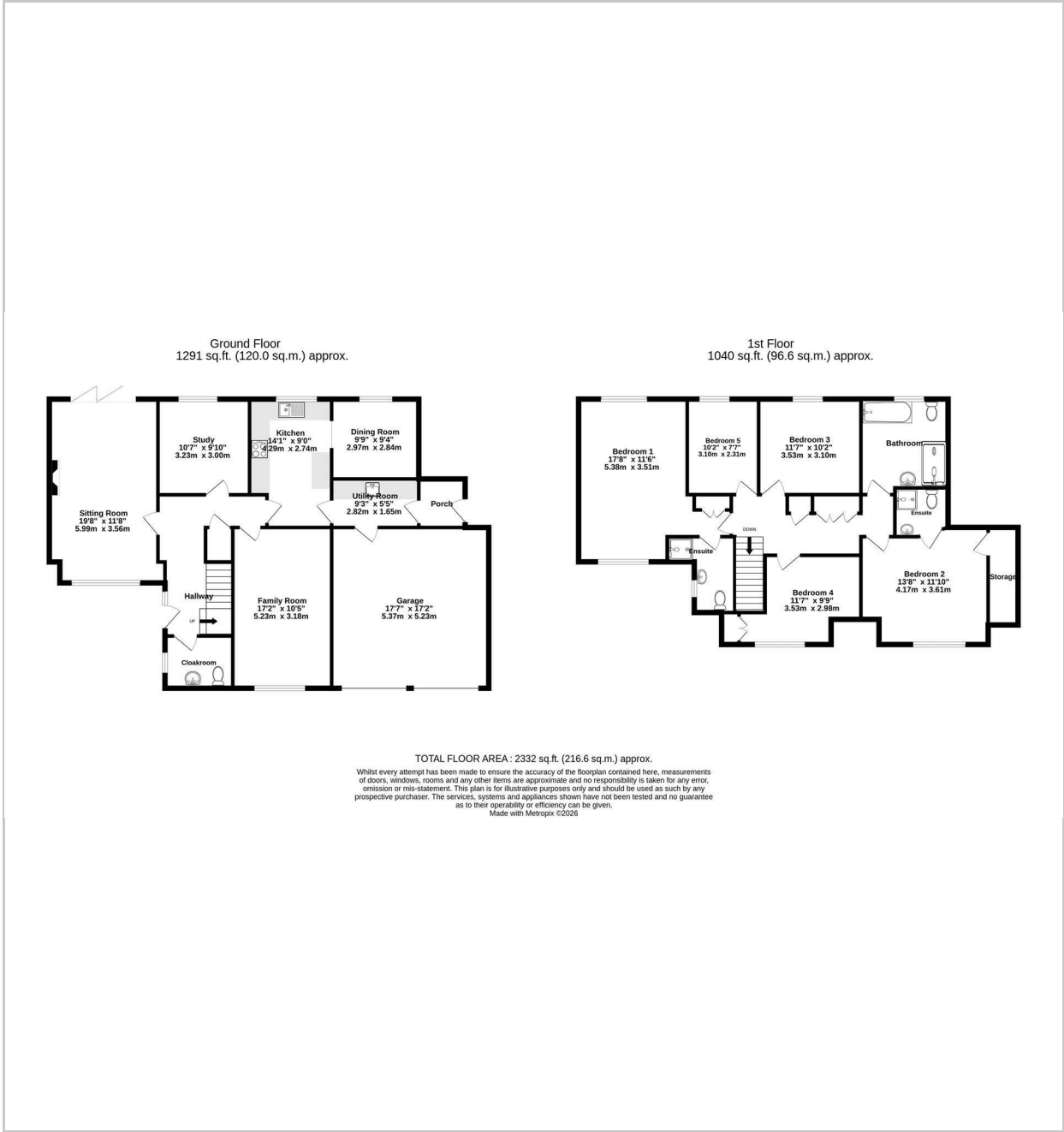
Large garage with twin roll up doors (one of which is motorised), power and light

Agents Notes

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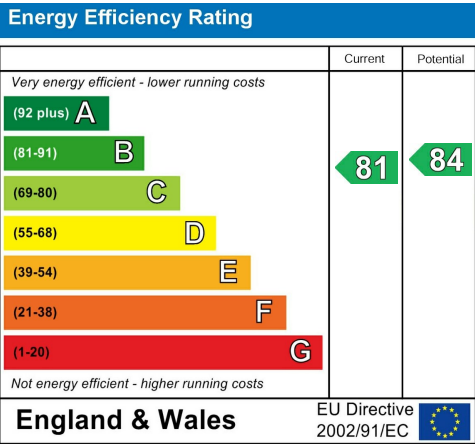
FLOOR PLAN



LOCATION



EPC



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