



37 Courtneys Wheldrake
York, YO19 6BR
Guide Price £400,000

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A STUNNING 3 BEDROOM DETACHED BUNGALOW WITH OPEN ASPECT ACROSS COUNTRYSIDE TO THE REAR SET IN THIS SOUGHT AFTER VILLAGE LOACTION CONVENIENT FOR LOCAL AMENITIES.

With the benefit of uPVC double glazing and recently installed electric central heating; whilst still retaining all the fittings and gas boiler to convert to gas central heating if preferred. The property has been upgraded and refurbished to a high standard by the present owners to provide bright and tastefully presented living accommodation comprising entrance hall, lounge/dining room, good sized kitchen with full range of quality fitted units, inner hall, additional sitting room with French doors to garden, 3 bedrooms. bathroom/w.c and additional shower room/w.c with modern suites. Front garden with driveway and new EV charger.

Lawned rear garden with open aspect. an internal viewing is strongly recommended.



Entrance Hallway

Utility

5'5 x 3'10 (1.65m x 1.17m)

Lounge/Dining Room

17'1 x 11'2 (5.21m x 3.40m)

Bright and spacious reception room with window to front

Kitchen

10'6 x 10'2 (3.20m x 3.10m)

Full range of quality contemporary units comprising sink unit, base and wall units, work surfaces, built in doble oven and hob, integrated fridge/freezer, plumbing for washing machine, window to front

Sitting Room

10'6 x 8'10 (3.20m x 2.69m)

French doors to rear garden

Inner Hallway

Door to





Bedroom 1

12'2 x 11'2 (3.71m x 3.40m)

Large double bedroom with window to rear

Bathroom

Modern three piece suite in white comprising panelled bath, wash hand basin, low level w.c., window to side

Hall

Doors leading to

Bedroom 2

9'6 x 8'6 (2.90m x 2.59m)

Window to rear

Bedroom 3

8'10 x 8'6 (2.69m x 2.59m)

Window to front

Shower Room

Modern suite with walk in shower, wash hand basin, low level w.c

Outside

Front garden with brick boundary wall and access to driveway. Good sized lawned rear garden with patio area. Fabulous views across open countryside.

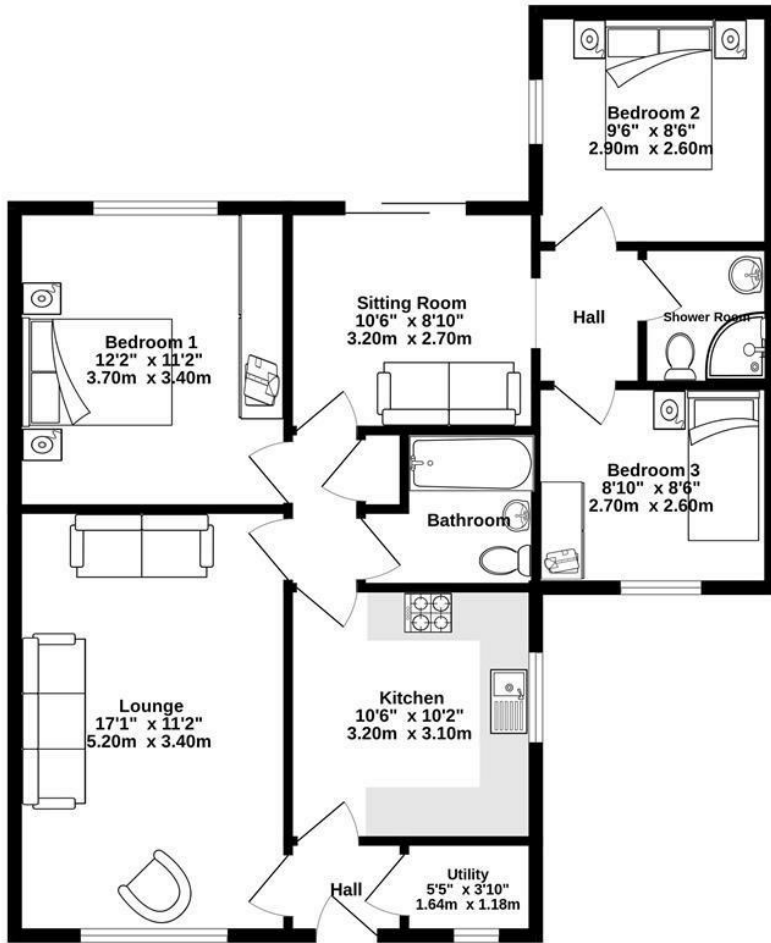
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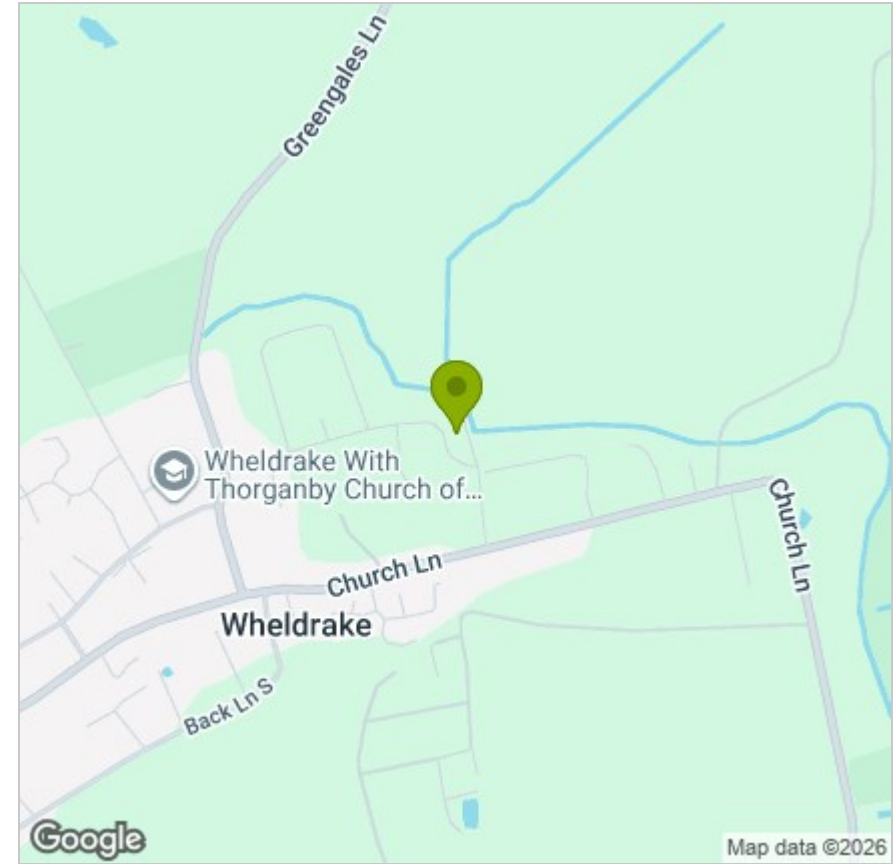
FLOOR PLAN

Ground Floor
990 sq.ft. (92.0 sq.m.) approx.



TOTAL FLOOR AREA: 990 sq.ft. (92.0 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			89
(69-80) C			
(55-68) D		66	
(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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