



17 Ruffhams Close Wheldrake
York, YO19 6TD
Guide Price £465,000

A DOUBLE FRONTED 4 BEDROOM DETACHED HOUSE WITH A BRICK DOUBLE GARAGE SET ON A LARGER THAN AVERAGE CORNER PLOT WITH VIEWS OVER COUNTRYSIDE SET IN THIS HIGHLY SOUGHT AFTER VILLAGE WITHIN FULFORD SCHOOL CATCHMENT AND EASY ACCESS IN TO YORK CITY CENTRE. The property has the benefit of gas central heating, double glazing and provides bright and spacious family accommodation comprising entrance hall, cloaks/w.c., study, large sitting room, fabulous 29' open plan dining kitchen with high quality fitted units and integrated appliances, French doors to a conservatory, utility room, landing, master bedroom with en-suite shower room/w.c., 3 further bedrooms and family bathroom/w.c. Front garden with driveway for up to 4 cars leading to a detached brick double garage. Good sized lawned gardens to rear and side. An internal viewing is highly recommended.



Hallway

Lounge

16'0" x 14'1" (4.89 x 4.31m)

Dining Room

10'10" x 8'9" (3.32m x 2.67m)

Kitchen

16'4" x 8'9" (5.00m x 2.67m)

Conservatory

11'9" x 10'10" (3.60m x 3.32m)

Study

7'4" x 6'3" (2.26m x 1.92m)

Utility Room

Downstairs WC

Bedroom 1

11'3" x 11'1" (3.44m x 3.40m)

En-Suite

6'0" x 5'2" (1.84m x 1.60m)





Bedroom 2

12'10" x 9'11" (3.92m x 3.04m)

Bedroom 3

11'3" x 8'11" (3.44m x 2.72m)

Bedroom 4

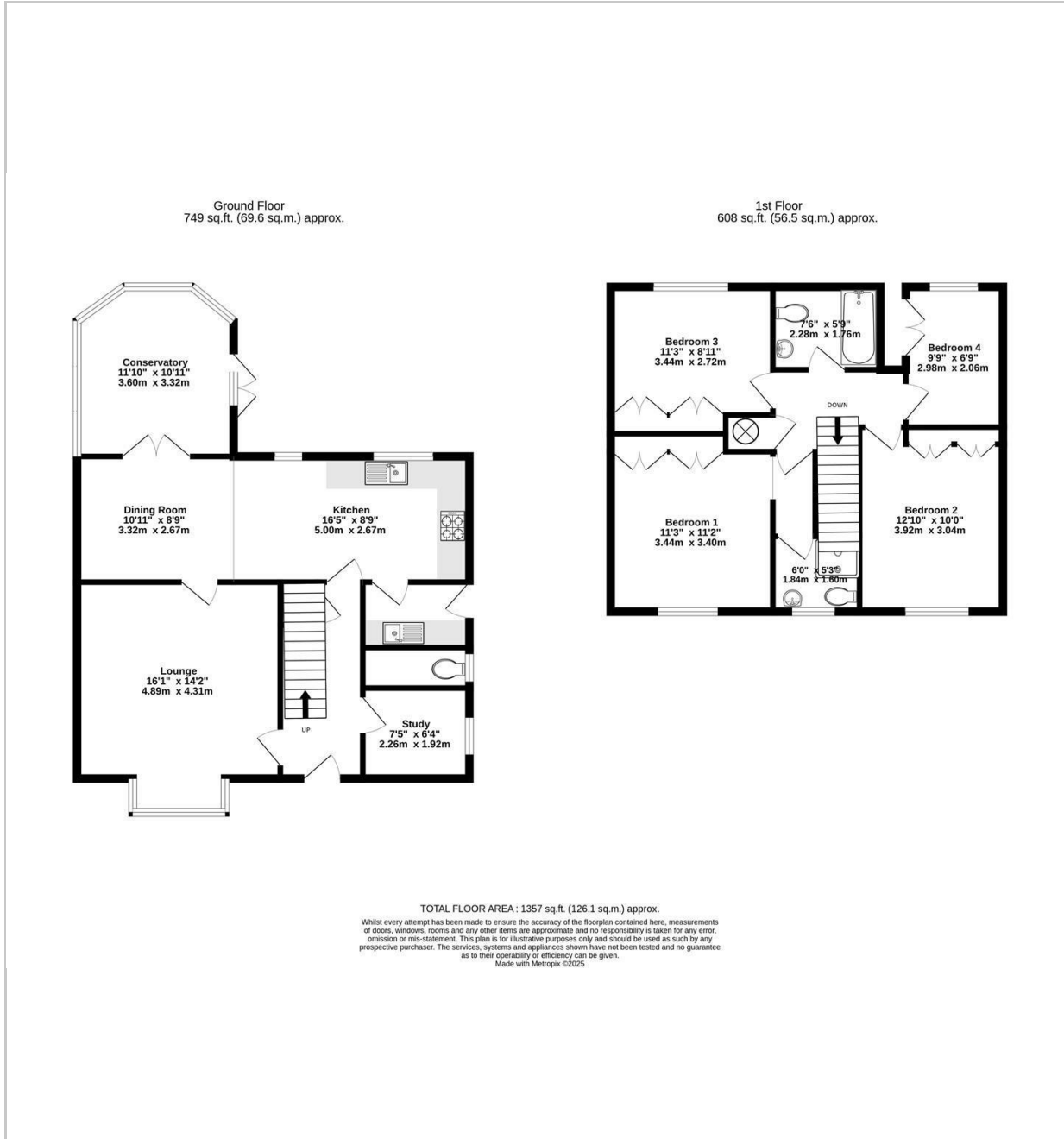
9'9" x 6'9" (2.98m x 2.06m)

Bathroom

7'5" x 5'9" (2.28m x 1.76m)



FLOOR PLAN



LOCATION



EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(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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