



2 Church Close Wheldrake  
York, YO19 6DP

£500,000

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AN OPPORTUNITY TO PURCHASE THIS SPACIOUS 4 BEDROOM DETACHED HOUSE WITH A LARGE REAR GARDEN CLOSE TO THE CENTRE OF THIS SOUGHT AFTER VILLAGE WITHIN FULFORD SCHOOL CATCHMENT AND EASY ACCESS IN TO THE CITY CENTRE. The property provides bright and spacious living accommodation with the benefit of gas central heating and double glazing and comprises entrance hall, cloaks/w.c., large living room with patio doors to garden, dining room, breakfast kitchen, landing, master bedroom with en suite shower room/w.c., 3 further double bedrooms, family bathroom/w.c. Front garden with driveway to an integral brick garage. Long lawned rear garden. Super family home and an internal viewing is recommended.

### **Hallway**

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

### **Cloakroom**

Window to front, wash hand basin and w.c.

### **Lounge**

18'4" x 11'8" (5.59m x 3.56m)

Bright and spacious living room with window tilt and slide patio doors to rear garden, Adam style fireplace with marble insert.

### **Dining Room**

11'1" x 9'6" (3.40m x 2.90m)

Window to rear

### **Kitchen/Breakfast Room**

16'7" x 9'10" (5.08m x 3.0m )

Good sized family kitchen well fitted with range of base and wall units, built in oven, microwave and hob, plumbing for washing machine and dishwasher, window to rear and door to side.

### **Landing**

Window to front, airing cupboard. Doors to

### **Bedroom 1**

18'8" x 10'7" (5.69m x 3.25m)

Windows to front and rear, door to





### En-Suite

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

### Bedroom

12'0" x 10'0" (3.66m x 3.05m)  
Window to rear

### Bedroom

12'7" x 9'10" (3.84m x 3.00m )

### Bedroom

10'0" x 8'0" (3.05m x 2.44m)  
Window to front, built in wardrobe

### Bathroom

Suite comprising panelled bath with mixer shower, wash hand basin and w.c., window to side

### Garage

18'0" x 9'10" (5.49m x 3.00m)  
Up and over door and power and light.

### Outside

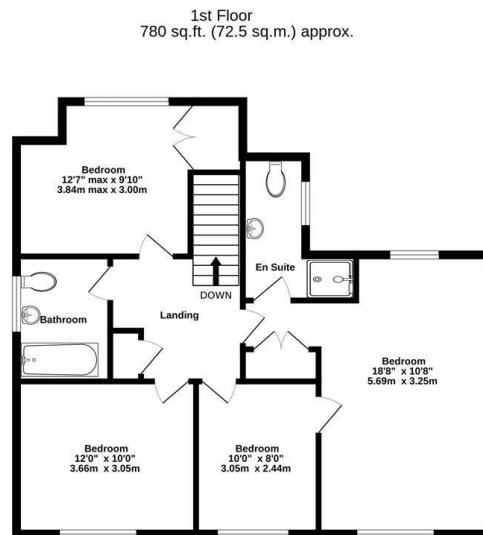
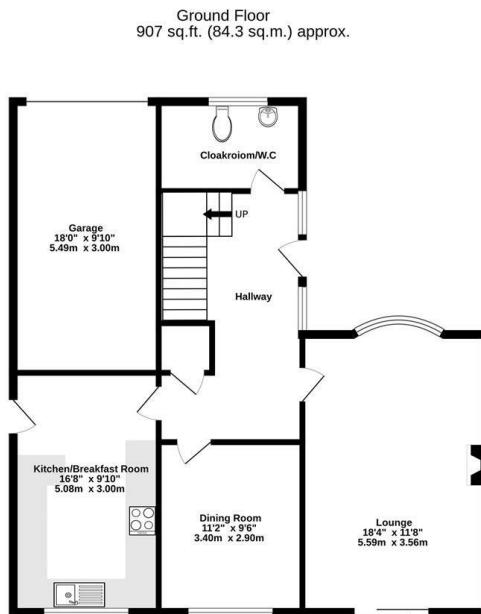
Front garden with flower borders, driveway leading to the integral brick garage. Fabulous large south-west facing rear garden mainly set to lawn with patio area with large electric awning, flower borders with mature shrubs and bushes.

### Agents Notes

To be able to purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the sales transaction to fulfil their obligations under Anti Money Laundering regulations. A charge to carry out these checks will apply. Please ask our office for further details.

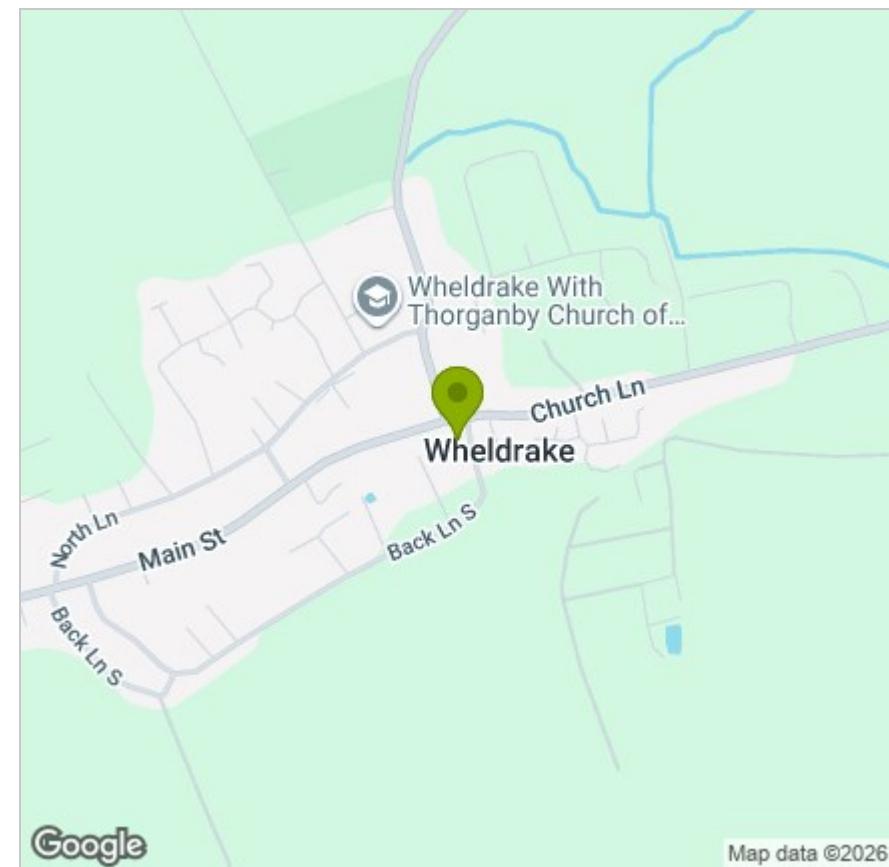


## FLOOR PLAN



TOTAL FLOOR AREA : 1687 sq.ft. (156.7 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floor plans enclosed, measurements of doors, windows, rooms and 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



Map data ©2026

## EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	76	
(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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