



2 Church Close Wheldrake
York, YO19 6DP
£500,000



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

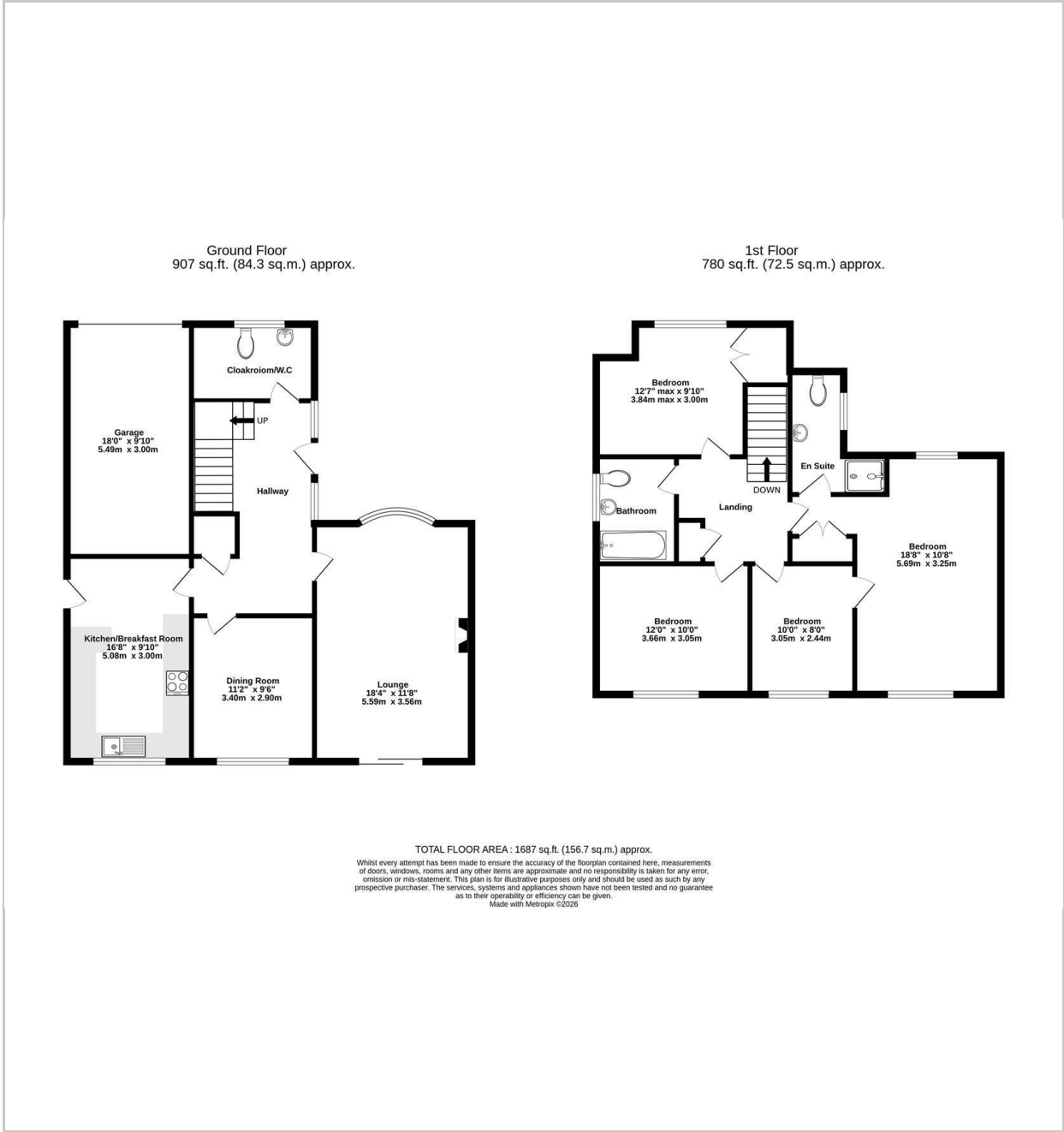
Front garden with flower borders, driveway leading to the integral brick garage. Fabulous large south-west facing rear garden mainly set to lawn with patio area with large electric awning, flower borders with mature shrubs and bushes.

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.



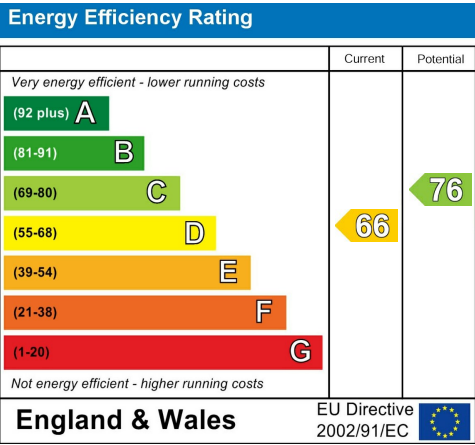
FLOOR PLAN



LOCATION



EPC



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