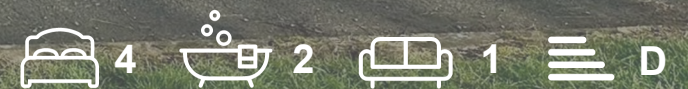




17 Back Lane South Wheldrake

York, YO19 6DT

**£1,390 Per Month**



Available Now

A spacious bungalow set in this sought after village location with open aspects to the front and double brick garage.

The spacious living accommodation comprises entrance hall, living room, breakfast kitchen with modern fitted units and integrated appliances, utility room, 3 bedrooms, dining room/bedroom 4 and bathroom/w.c.. Large driveway, with double garage offering plenty of parking. Lawned gardens to front and side. Small low maintenance rear garden

Council Tax Band E  
EPC D

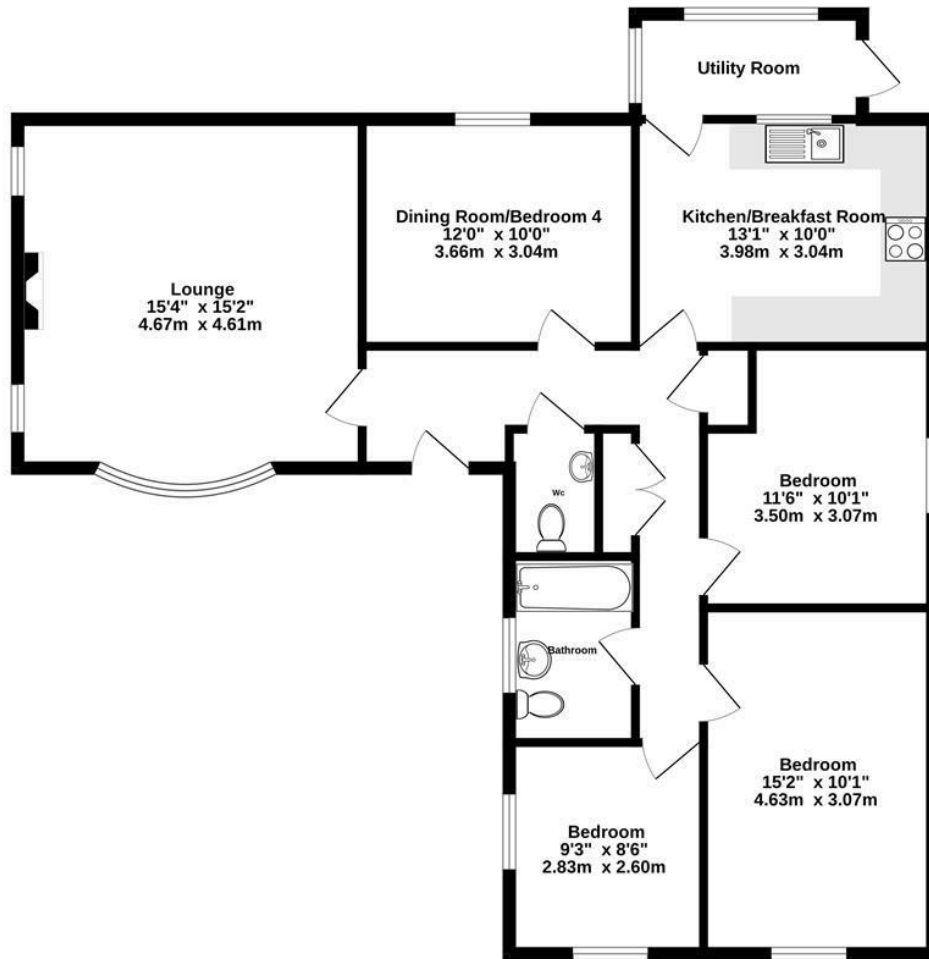
Driveway & Garage Parking





## FLOOR PLAN

Ground Floor  
1120 sq.ft. (104.1 sq.m.) approx.



TOTAL FLOOR AREA: 1120 sq.ft. (104.1 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) <b>A</b>			
(81-91) <b>B</b>			<b>83</b>
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>63</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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