



9 The Cranbrooks Wheldrake
York, YO19 6AZ

Guide Price £325,000

3 2 2 D

A DECEPTIVELY SPACIOUS 3 BEDROOM SEMI DETACHED DORMER BUNGALOW SET IN GOOD SIZED PRIVATE GARDENS IN THIS HIGHLY SOUGHT AFTER VILLAGE WITHIN FULFORD SCHOOL CATCHMENT AREA AND EASY ACCESS IN TO YORK CITY CENTRE. The property which has gas central heating and uPVC double glazing providing bright and tastefully presented living accommodation comprising entrance hall, lounge, separate dining room with French doors to garden, modern fitted kitchen, ground floor double bedroom and shower room/w.c., first floor landing, 2 further bedrooms and bathroom/w.c. Long driveway leads to a detached brick garage, Private lawned rear garden with summerhouse/potential home office. An internal viewing is recommended.

Hallway

Entrance door. Doors leading to

Lounge

16'2" x 11'5" (4.93m x 3.48m)

Bright reception room with fireplace and window to front

Dining Room

13'1" x 9'8" (3.99m x 2.95m)

French doors to rear garden, stairs to first floor.

Kitchen

11'6" x 8'11" (3.53m x 2.74m)

Modern fitted kitchen with base and wall units, built in oven and hob, window to front, built in cupboard

Bedroom

10'3" x 10'0" (3.14m x 3.05m)

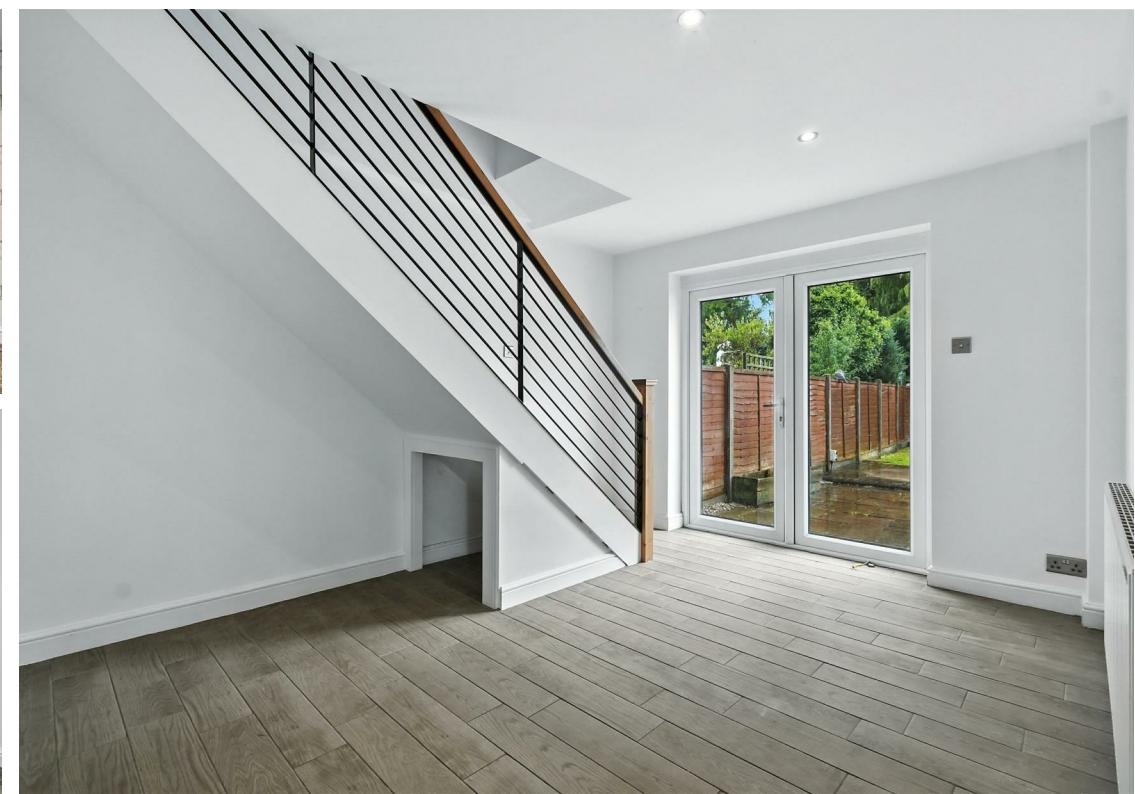
Window to rear

Shower Room

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

Landing

Velux window to front. Doors to



**Bedroom**

14'0" x 9'8" (4.27m x 2.97m)

Spacious double bedroom with window to rear

Bedroom

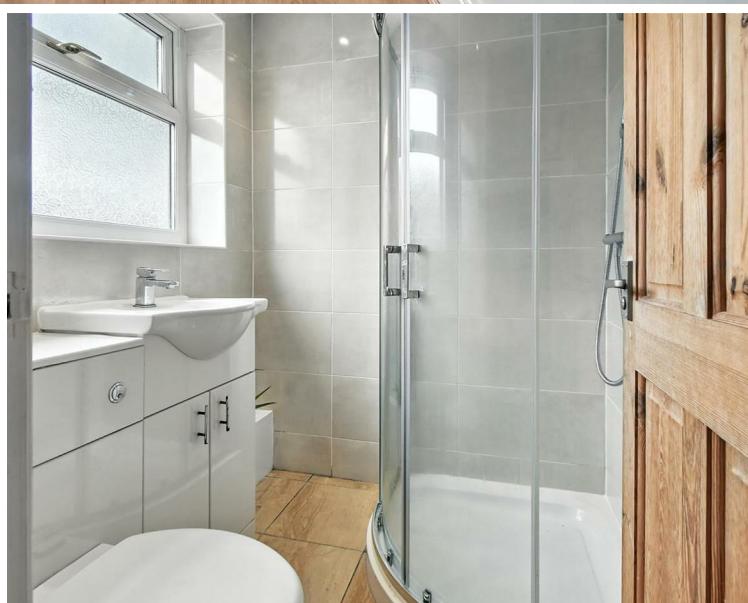
14'0" x 8'5" (4.27m x 2.57m)

Window to rear, built in cupboard

Bathroom

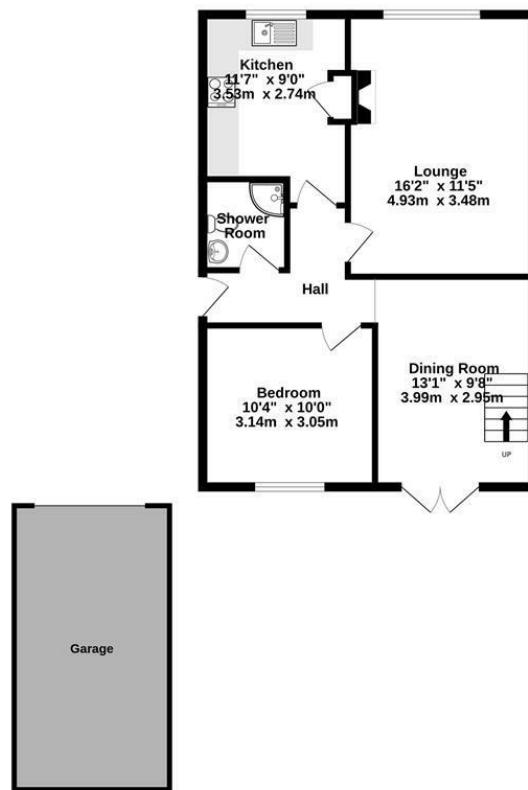
7'4" x 6'11" (2.25m x 2.11m)

Modern white suite comprising bath, wash hand basin and w.c., window to side

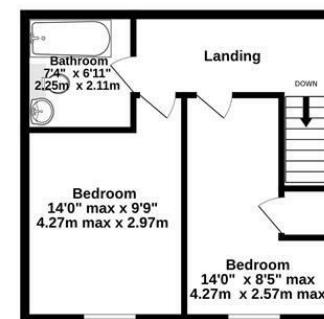


FLOOR PLAN

Ground Floor
633 sq.ft. (58.8 sq.m.) approx.



1st Floor
380 sq.ft. (35.3 sq.m.) approx.



TOTAL FLOOR AREA: 1013 sq.ft. (94.1 sq.m.) approx.
Whilst every effort has been made to ensure the accuracy of the details 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.
Made with Metropix ©2025

LOCATION



EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	
(81-91)	B	
(69-80)	C	72
(55-68)	D	
(39-54)	E	62
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.