



The Cranbrooks, Wheldrake, York, YO19 6AZ

- BEAUTIFULLY PRESENTED
- OPEN PLAN LIVING
- LARGE GARAGE
- BACKING ON TO OPEN FIELDS
- ENSUITE
- UTILITY ROOM

Asking Price £475,000



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DESCRIPTION

A beautifully presented, three bedroom detached bungalow backing onto fields in the sought after village of Wheldrake.

Upon entering the property you have an entrance hall which gives access to all of the primary rooms.

To the front end of the house you have three bedrooms, the main of which enjoys an ensuite shower room with sink, W.C and walk in shower cubicle. To the rear is the absolutely stunning open plan living kitchen, extended to nearly 600 sqft with bi fold doors overlooking the garden and filling the room with light.

The modern kitchen boasts a range of base and wall units with integrated appliances, space for a free standing American style fridge freezer and a central island with further storage, gas hob and breakfast bar.

The living area offers ample space for a dining table and chairs as well as the lounge area with an attractive log burning stove in the corner.

A door leads through to the integral garage which at nearly 35ft long offers ample space for a car and workshop space, a side door leads to the garden allowing for access for larger items without going through the house.

Beyond the garage is a useful space currently used as a utility room but could also double up as a home office if required.

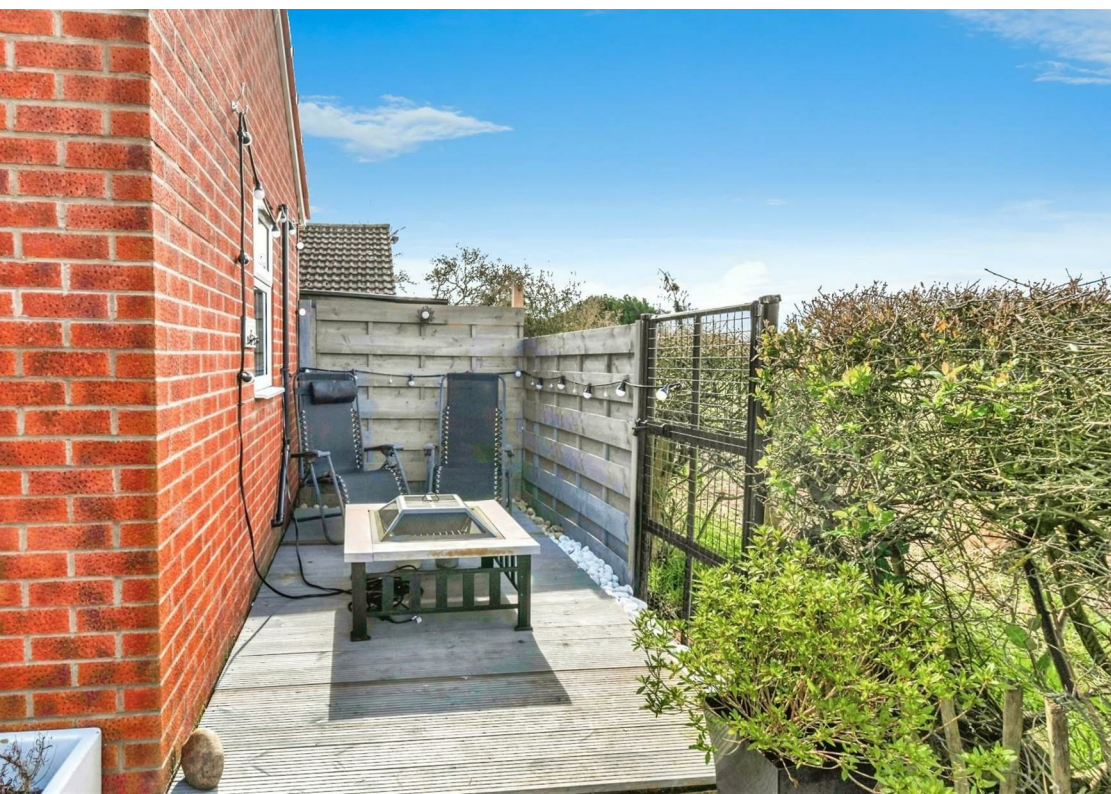
The family bathroom completes the internal accommodation with sink, W.C and 'P- Shaped' bath with shower over.

Externally the property has a front garden mature magnolia tree and a driveway providing off street parking for multiple vehicles.

To the rear you have an enclosed garden laid to lawn with decked seating areas.

Viewing of this property is highly recommended to truly appreciate all it has to offer.







Total floor area 142.4 m² (1,532 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).

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Viewings

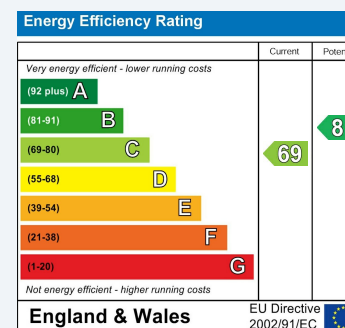
Please contact york@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

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