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3 bedroom semi-detached house for sale, Courtneys, Wheldrake, York YO19 (2400 GE

Location **Yorkshire and the Humber, North Yorkshire**
https://www.freeadsz.co.uk/x-165285-z

*******OFFERED WITH NO ONWARD CHAIN, THREE BEDROOM SEMI DETACHED FAMILY HOME WITH SOUTH FACING GARDENS AND CLOSE TO HIGHLY REGARDED SCHOOLS******The living accommodation briefly comprises: Entrance hall, sitting room, dining area, conservatory and kitchen. To the first floor are three bedrooms, bathroom and separate w/c. Externally are attractive gardens to the front and rear. A hard standing driveway giving access to brick garage.Awaiting EPCLocationCourtneys is situated in the popular village of Wheldrake which is just 7.5 miles south of York City centre and has nearby access to the A19, M62 and A64. The village itself has local shops, a Church, sub Post Office, Public House, a highly regarded Primary School and close to Fulford Secondary School.Entrance HallEntered via double glazed door. Stairs rising to the first floor. Radiator.Sitting Room 15' 4" x 10' 5" (4.67m x 3.18m)Electric fire with brick surround. Double glazed window to the front aspect.Dining Room 11' 11" x 8' 6" (3.63m x 2.59m)Radiator. Double glazed Doors to the rear aspect giving access to the:Conservatory 9' 4" x 9' 7" (2.84m x 2.92m)Double glazed panelled windows to the rear and side aspects. Tiled flooring and radiator.PorchLeading into the kitchen area . Outer wooden door leading to the driveway. A double glazed UPVC door leads to the rear garden.Kitchen 12' 8" x 8' 6" (3.86m x 2.59m)Appointed with a range of wall and base units with work surfaces incorporating a sink unit and drainer. Appliance space and plumbing for an automatic washing machine. Understairs storage cupboard. Radiator and double glazed window to the rear aspect.First Floor LandingDoors to:Bedroom 12' 0" x 12' 1" (3.66m x 3.68m)Double glazed window to the front aspect. Radiator and cupboard.Bedroom 10' 0" x 9' 2" (3.05m x 2.79m)Double glazed window to the side aspect. Radiator and built in airing cupboard.Bedroom 9' 4" x 9' 0" (2.84m x 2.74m)Double glazed window to the rear aspect. Radiator.Separate WCLow level w/c and double glazed window to the rear aspect.BathroomAppointed with a panelled bath with shower over, low level WC, bidet and pedestal wash hand basin. two double glazed windows to the rear aspect.ExternallyWell maintained southerly facing rear garden which is mainly laid to lawn. Plant and and shrub borders. To the front of the property is are further gardens, drive and garage.DirectionsLeaving York via the inner ring road, following the signs to Fulford, passing Imphall Barracks, travelling out of York At the interchange with the A64 cross directly over the roundabout, passing the Designer Outlet and the Park & Ride, continue to Crockey Hill taking the left hand turn at the lights following the road into Wheldrake Village. Proceed directly ahead turning left just after the Village Store and before the pub. Continue along taking the second right into Courtneys. The property is located on the right hand side approximately half way along this road.Wheldrake lies to the south east of York City. The village is served by local facilities and amenities. There is a Doctors Surgery, Public House and a Golf Course. Wheldrake can be accessed via the A19, linking with the A64 providing good vehicular access to west Yorkshire and beyond.IMPORTANT NOTE TO PURCHASERS:We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none should be relied upon as statements of fact. Your attention is drawn to the fact that we have not tested the services, systems and appliances listed in this specification and have not sought to verify the legal title of the property. Buyers must satisfy themselves by inspection or otherwise as to the correctness of each of these matters. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. Floor plans where included are not to scale and accuracy is not guaranteed. If you require clarification or further information on any point, please contact us, especially if you are travelling a long distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller.

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