Churchills

YORK'S INDEPENDENT LOCAL ESTATE AGENT

# 24 The Ruddings Wheldrake

York, YO19 6BP

**Guide Price £375,000**

2 1 2 D

AN EXTENDED AND ATTRACTIVE DETACHED BUNGALOW SET IN THIS POPLUAR LOCATION WITHIN THIS SOUGHT AFTER VILLAGE WITH EASY ACCESS IN TO YORK AND TO THE A64. Although 2 bedrooms the floor space is larger than many 3 bedroom bungalows and this property provides extremely spacious living accommodation with the benefit of gas central heating and upvc double glazing and comprises entrance hall, large living room with vaulted ceiling and door to garden, opening to a large dining space, good sized modern fitted kitchen, master bedroom with dressing room, double sized bedroom 2, bathroom/w.c with walk in shower. Front garden with long driveway leading to a brick workshop (formerly garage). Private rear garden. An internal viewing is recommended.

## Entrance Hallway
Entrance door, cloaks cupboard, access to roof space (fully boarded floor and ceiling to provide storage or hobby space).

## Living Room
20'5 x 11'10 (6.22m x 3.61m)
Windows to rear and door to rear garden, vaulted ceiling with 2 velux windows, radiator. Opening to

## Dining Room
14' x 12'3 (4.27m x 3.73m)
Window to side, radiator. Opening to

## Kitchen
11'5 x 10'2 (3.48m x 3.10m)
Modern fitted units with base and wall units, work surfaces, built in oven and hob with extractor above, integrated fridge/freezer and dishwasher, window to side

## Bedroom 1
14'8 x 12'3 (4.47m x 3.73m)
Window to front, radiator. Opening to

## Dressing Room
9'6 x 5'2 (2.90m x 1.57m)
Window to side

## Bedroom 2
12'1 x 11' (3.68m x 3.35m)
Window to front, radiator

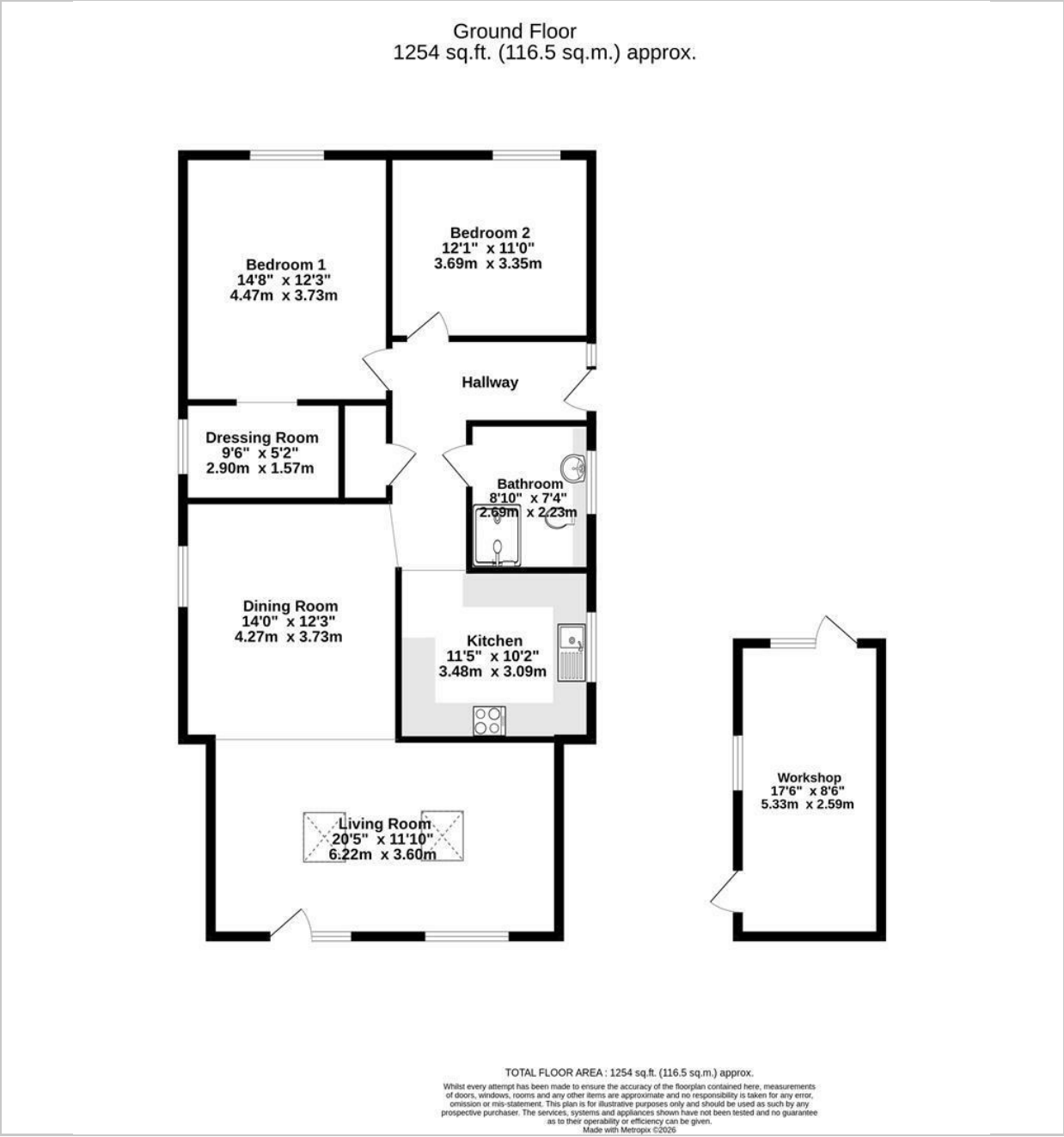
## Bathroom
8'10 x 7'4 (2.69m x 2.24m)
Walk in shower, wash hand basin, w.c., window to side

## Workshop
17'6 x 8'6 (5.33m x 2.59m)
Formerly the garage the property has a front entrance door and window, plus side door giving access to the garden.

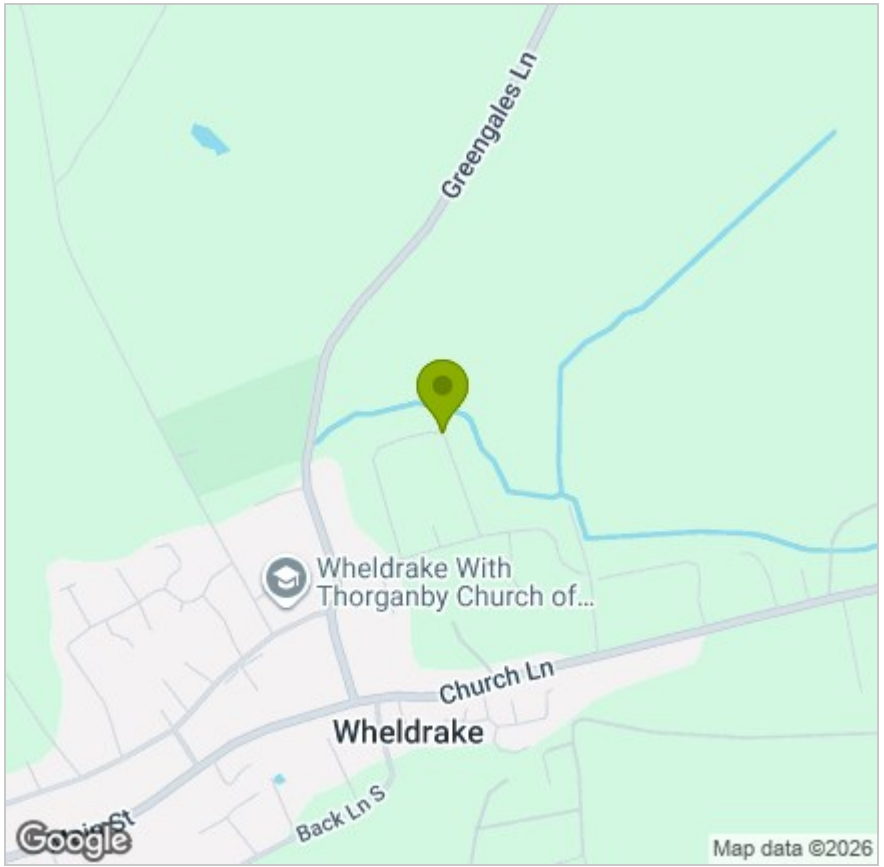
## Outside
Long front garden with flower borders. Log driveway with ample parking. Attractive rear garden, low maintenance with patio area, further decked covered patio, raised flower borders.

## Agents Note
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 transaction to fulfil their obligations under Anti Money Laundering regulations. A charge to carry out these checks will apply. Please ask our branch for further details.

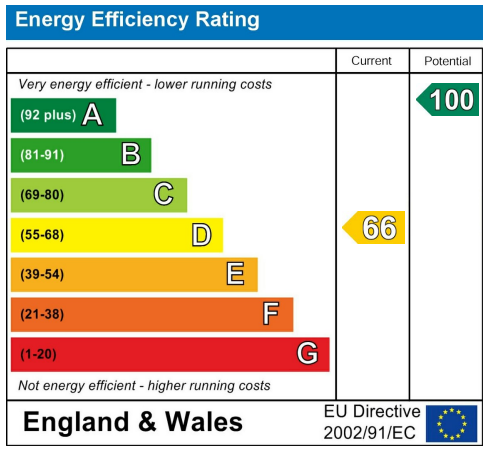
## FLOOR PLAN




## LOCATION




## EPC




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.


**Anglia House, 3a Bishopthorpe Road, York, YO23 1NA**

**Tel: 01904 646611 Email: info@churchillsyork.com www.churchillsestateagents.co.uk**