

Churchills
YORK'S INDEPENDENT LOCAL ESTATE AGENT

The Hawthorns Broad Highway Wheldrake

York, YO19 6BU

Guide Price £400,000

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A LARGE DETACHED BUNGALOW SET IN A NON ESTATE POSITION WITHIN THIS SOUGHT AFTER VILLAGE TO THE SOUTH OF YORK. Originally built as 3 bedrooms the property has been adapted to 2 bedrooms but would easily convert back. The bright and spacious living accommodation has the benefit of gas central heating and upvc double glazing and comprises entrance hall, large living room opening to dining room, good sized kitchen with modern fitted units, utility room, 2 double sized bedrooms, large bathroom/w.c and separate w.c. Front garden with driveway allowing ample off street parking and an attached brick double garage. Gardens to side and rear.

Entrance Hall
Entrance hall. Doors to

Lounge
16'7 x 10'4 (5.05m x 3.15m)
Spacious reception room with windows to front and rear

Sitting/Dining Room
21'8 x 11'1 (6.60m x 3.38m)
Window to rear. Door leading to

Kitchen
14'1 x 10'5 (4.29m x 3.18m)
Modern fitted units including base and wall units, window to rear, walk in pantry

Utility Room
Window to side, base and wall units

Bedroom 1
15'8 x 10'7 (4.78m x 3.23m)
Large master bedroom with window to side

Bedroom 2
12'3 x 10'11 (3.73m x 3.33m)
Double sized bedroom with window to front

Bathroom
Large walk in shower, wash hand basin, w.c., window to side



















Separate w.c
Window to side, w.c

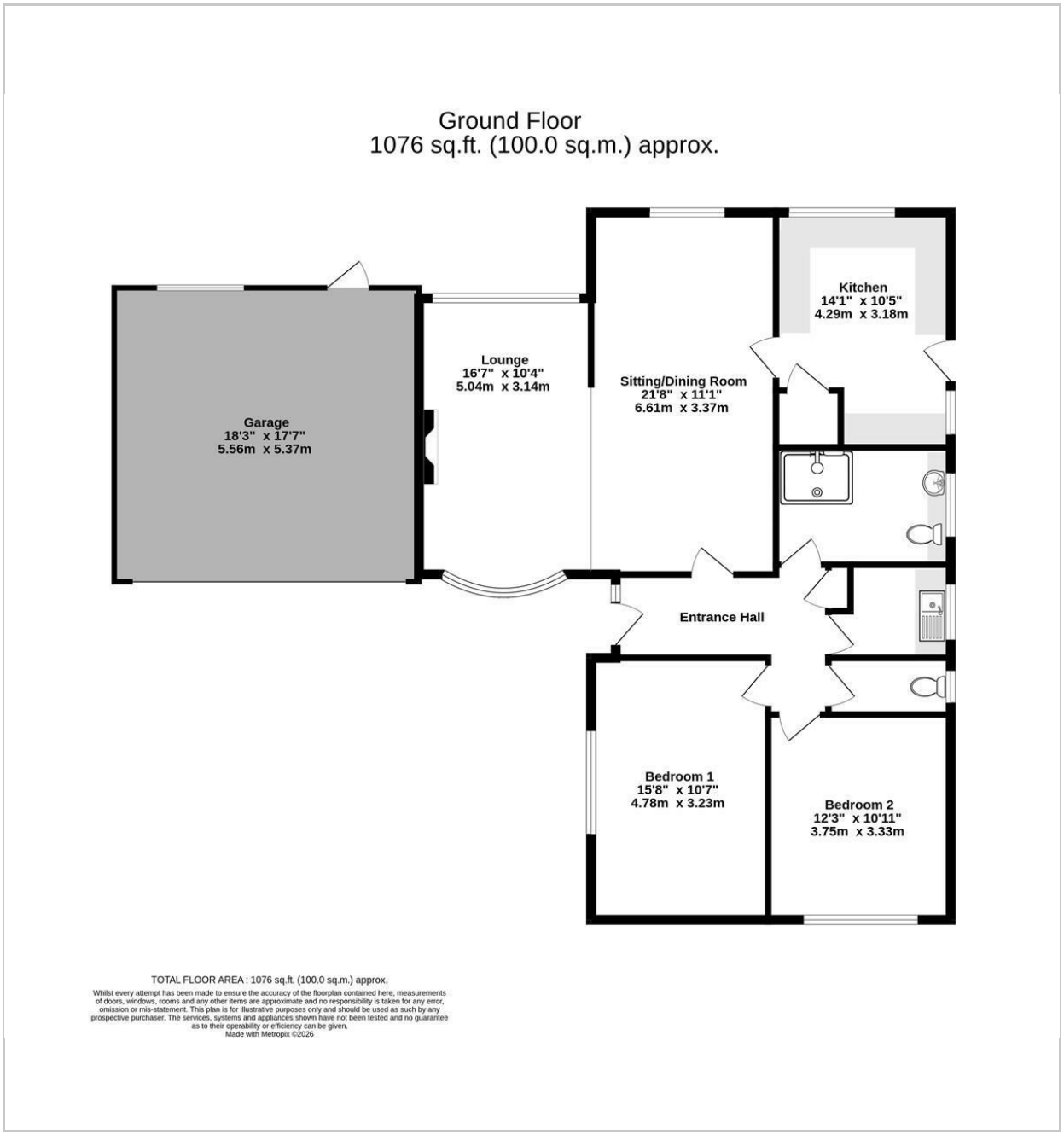
Garage
18'3 x 17'7 (5.56m x 5.36m)
Roll mover garage door, power and light and door to rear garden

To the outside
Block paved driveway leading to the garage. Lawned front garden. Large south west facing patio to side and lawned rear garden with 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.

Please Note
Some of the photos on this listing are AI-generated images. They are for illustrative and conceptual purposes only. We have added digital furniture to the empty rooms to help buyers visualise the space's potential.

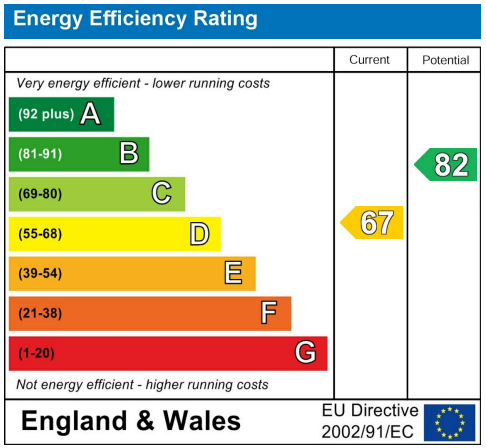
FLOOR PLAN



LOCATION



EPC



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