



The Cranbrooks, Wheldrake, YO19 6AZ |  
£325,000  
Call us today on 01904 621026

**HUNTERS**<sup>®</sup>  
HERE TO GET *you* THERE

## The Cranbrooks, Wheldrake, York YO19 6AZ

---

OFFERED FOR SALE WITH NO ONWARD CHAIN is this three bedroomed detached bungalow with over 1000 sq ft of living space. The property is situated on a corner plot and has the benefit of extensive gardens to three sides. The accommodation has been very well maintained by the current owner but would benefit from some updating and briefly comprises: Entrance porch, hallway, L-shaped lounge diner, garden room, kitchen, three bedrooms and bathroom. A side driveway provides ample off street parking leading to an attached garage.

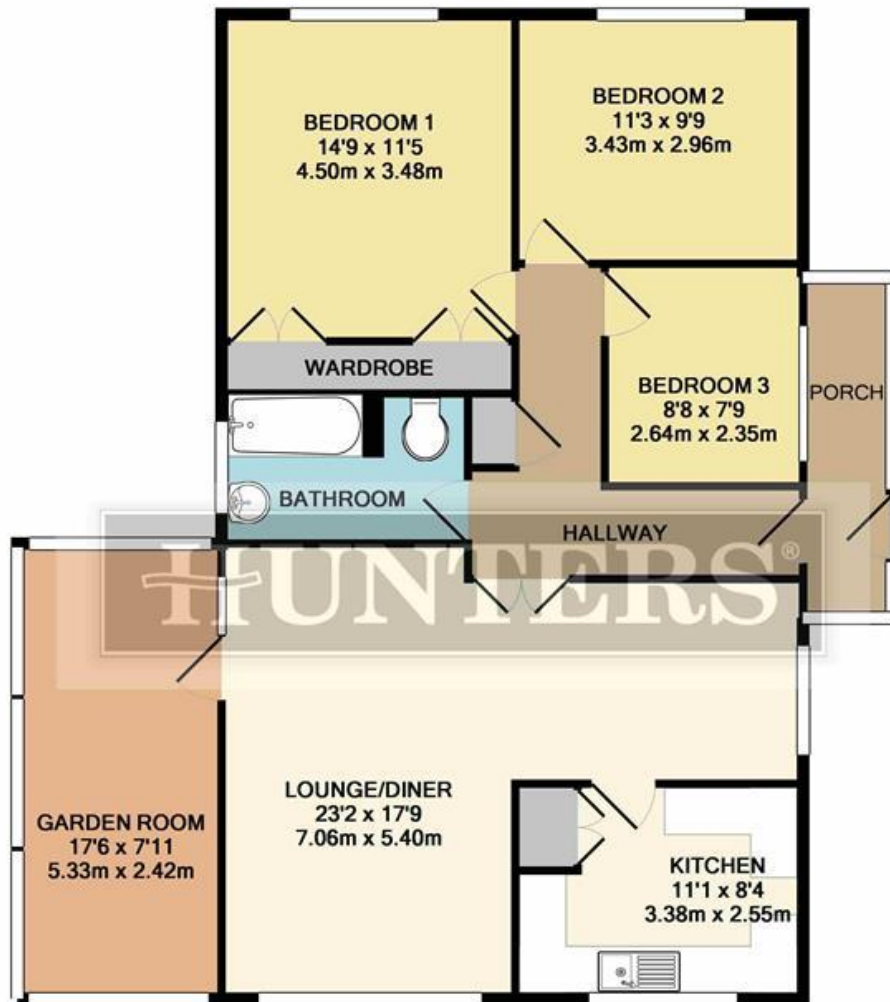
The sought after village of Wheldrake is positioned eight miles to the South East of York and is served by a good range of amenities to include: General store and





post office, public house and excellent primary school which feeds into the highly regarded Fulford comprehensive school. With strong road links the property is ideal for commuting to Leeds, Harrogate and York making this property appeal to a variety of purchasers.





TOTAL APPROX. FLOOR AREA 1051 SQ.FT. (97.6 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 ©2018

«EpcGraph»

**DISCLAIMER**

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.

SALES / LETTINGS / MANAGEMENT  
Eboracum Way York, YO31 7RE  
york@hunters.com / 01904 621026

**HUNTERS®**  
HERE TO GET *you* THERE