



**21 NORTH LANE, WHELDRAKE,
YORK. YO19 6AY**

GUIDE PRICE: £415,000



A SPACIOUS DETACHED PERIOD PROPERTY BELIEVED TO DATE FROM THE EARLY 18TH CENTURY AND HAVING BEEN EXTENDED AND LOVINGLY CARED FOR TO INCORPORATE MANY ORIGINAL FEATURES. THE PROPERTY IS LOCATED IN A POPULAR VILLAGE SOUTH OF YORK APPROXIMATELY 4 MILES FROM THE A19, 5 MILES FROM THE YORK OUTER RING ROAD A64 AND 7 MILES FROM THE YORK CITY CENTRE. VIEWING IS HIGHLY RECOMMENDED TO APPRECIATE QUALITY AND SPACE ON OFFER.

ACCOMMODATION GROUND FLOOR

COVERED ENTRANCE PORCH:

Timber panelled stable door gives access into -

ENTRANCE HALL:

Double glazed window with leaded lights to side elevation. Panelled radiator with radiator cover, beamed walls and ceiling. Panelled door gives access to annex. Stairs to first floor accommodation, striped timber doors give access into -

DRAWING ROOM:



21' 3" (6.48m) x 13' 10" (4.22m) narrowing to 10' 3" (3.12m).

Double glazed windows with leaded lights and Yorkshire stone windows to the front elevation plus double glazed window with leaded lights to the side elevation. Double panel radiator, inset feature fireplace with cast iron gas flame effect stove with York stone hearth. TV aerial point, double solid wood doors give access to -

DINING ROOM:

12' 6" (3.81m) x 11' 5" (3.48m). Radiator, beamed ceiling, part panelled walls. uPVC double glazed tilt and turn patio door gives access into -

DINING ROOM



CONSERVATORY:

18' 9" (5.72m) narrowing to 11' 8" (3.56m) x 16' 10" (5.13m) max. uPVC double glazed windows with double doors to rear garden. Two wall mounted electric heaters, two wall lights.



Double glazed door gives access into -

LIBRARY:

17' 8" (5.38m) x 8' 5" (2.57m) (maximum at side). Two glazed opaque arched windows to the rear elevation. Double glazed Velux window to the side elevation, radiator, and exposed brickwork to one wall. Panelled glazed door gives access into -

INNER HALL:

Fitted cupboard, glazed door gives access into -

STUDY:

10' 10" (3.3m) x 4' 10" (1.47m). Double glazed window with leaded lights to front elevation. Fitted cupboard and storage space with work surface, exposed brickwork to one wall, telephone point.

BREAKFAST KITCHEN:

14' 6" (4.42m) x 11' 4" (3.45m). Double glazed bay window with leaded light to the rear elevation. Bespoke Burrwood fitted kitchen comprising of base and wall units, glazed display cabinets with lights and matching roll edged granite work surface. Double Belfast sink with chrome mixer taps, Stanley range with separate gas hob and hot plate, integral fridge, integrated microwave, understairs storage cupboard. Ceramic tiling to walls, Terracotta tiled floor, beamed ceiling and telephone point.

FIRST FLOOR

LANDING:

Beamed ceiling, panelled door gives access into -

MASTER BEDROOM (FRONT):

13' 8" (4.17m) max x 11' 7" (3.53m). Double glazed window with leaded lights to the front elevation. Panelled radiator, beamed ceiling.

BEDROOM 2 (FRONT):

10' 3" (3.12m) x 10' 5" (3.18m) plus recess. Double glazed window with leaded lights to front elevation. Panelled radiator, shelved cupboard, beamed ceiling, and access to loft space.

BEDROOM 3 (REAR):

11' 6" (3.51m) x 6' 6" (1.98m). Double aspect glazed windows with leaded light to rear and side elevation. Panelled radiator, built-in cupboard and drawer space.

BATHROOM:



Double aspect double glazed windows with leaded lights to the rear and side elevations, two panel radiators. White bathroom suite comprising of panelled bath with hand shower, pedestal wash basin and low-level W.C., partially tiled walls, laminate floor.

The Entrance Hall provides access to -

ANNEX:

HALLWAY:

uPVC double glazed window with leaded lights to the side elevation, panelled radiator. Panelled door gives access into -

KITCHEN:

11' 5" (3.48m) x 11' 6" (3.51m). Double glazed Velux window to side elevation, panelled radiator. Modern fitted Shaker style kitchen comprising of base and wall units with roll edge work surfaces, plumbing for dishwasher and washing machine, vented for tumble dryer. Gas cooker spur, tiled splash backs, space for table and chairs. Tiled floor, inset ceiling spot lights. Door gives access to **SINGLE GARAGE** with power and light and fitted cupboards.

Panelled door gives access to -

BATHROOM:

Double glazed window with leaded lights to the side elevation,

panelled radiator. White modern bathroom suite comprising of panelled bath, low-level W.C. and pedestal wash basin, partially tiled wall, partially panelled walls. Enclosed tiled shower cubicle. Panelled door gives access to -

UTILITY ROOM:

Single panelled radiator, double glazed Velux window, tiled. Access to loft space.

LIVING ROOM - CURRENTLY USED AS BEDROOM 4:

20' 9" (6.32m) max x 16' 4" (4.98m). Three Velux windows, two panelled radiators, double glazed leaded window with leaded lights plus French doors with leaded lights to the garden. Built-in wardrobe.

BEDROOM 5:

16' 4" (4.98m) x 11' 11" (3.63m). Double glazed window with leaded lights, double glazed Velux window. Panelled radiator, inset ceiling spotlights.

OUTSIDE:

To the rear of the property is a beautifully fully enclosed lawned garden with paved patio areas, mature trees, herbaceous borders, shrubs and bushes. Carved timber pergola into paved area. At the bottom of the garden is an **OUTBUILDING 16' 5" (5m) x 8' 4" (2.54m)** with power, light and two double glazed windows. To the front of the property is a small gravelled walled garden. Double gates give access to a driveway and access to **SINGLE GARAGE** with power and light.

GENERAL INFORMATION

ENERGY PERFORMANCE GRAPHS:



LOCAL AUTHORITY:

City of York Council, Tel: 01904 613161.

VIEWING:

Strictly by appointment with the Selling Agents, Tel: 01904 679733.

DIRECTIONS:

Leave York on the A19 South towards Selby and turn left at Crockey Hill signposted Wheldrake. Once into the village take the second left into North Lane. The property is located on the left hand side.

FLOOR PLANS



These layout plans are for illustration only. They are not to scale and should not be relied upon for the

IMPORTANT NOTICE:

These particulars which were prepared taking of possession 2016 are provided subject to the following terms:- 1. They are for general guidance only and do not constitute the whole or any part of an offer or contract. No employee of Blacks has any authority to make or give any representation or warranty or enter into any contract in relation to the property. 2. Dimensions are approximate only and descriptions are given without responsibility on the part of Blacks or the vendors or lessors. Reference to plant, machinery, services, etc., does not constitute a representation of the condition, or that it is capable of fulfilling its intended function. 3. All references to prices, rent, etc., exclude VAT which may apply and any offer made will be assumed to be VAT exclusive unless stated otherwise. 4. Certain aspects such as dimensions, rating assessments, occupancy of the subject or adjoining property, etc., may from time to time change. Information contained has been collated as a result of verbal inquiries only. Personal inspection and enquiry including the taking of independent advice is imperative before a contract is entered into. 5. The current availability of this property should be checked particularly if a party is travelling some distance to view.



95 Main Street, Fulford, York YO10 4PN T: 01904 679733 F: 01904 679687 E: enquiries@blacksproperty.com

www.blacksproperty.com