



**SOUTH VIEW, WHELDRAKE LANE,  
CROCKEY HILL, YORK, YO19 4SQ.**



AN IMMACULATEDLY PRESENTED FOUR BEDROOM DETACHED BUNGALOW IN A WELL ESTABLISHED RURAL SETTING WITH OPEN ASPECT TO THE FRONT AND SITUATED ONLY 4½ MILES FROM YORK CITY CENTRE. SOUTH VIEW, WITH GENEROUSLY PROPORTIONED ACCOMMODATION TO INCLUDE DINING KITCHEN AND TWO RECEPTION ROOMS, TOGETHER WITH GOOD SIZED WELL ESTABLISHED LAWNED GARDENS WITH ATTRACTIVE FEATURES SET AGAINST ESTABLISHED SMALL WOODLAND AREA, WOULD, IN OUR OPINION PROVIDE AN IDEAL FAMILY HOME WITHIN THE CATCHMENT AREA OF THE HIGHLY REGARDED FULFORD SECONDARY SCHOOL.

THE PROPERTY SITUATED 1 MILE FROM THE A19 IS CONSIDERED TO PROVIDE CONVENIENT ACCESS TO THE YORK OUTER RING ROAD A64 1MILE WITH ITS LINKS TO THE MOTORWAY NETWORK AND LEEDS. (DISTANCES APPROXIMATE)

### SUMMARY OF PRINCIPAL ACCOMMODATION

\* ENTRANCE HALL \* INNER HALL \* DRAWING ROOM \* SITTING ROOM \* DINING/KITCHEN \* 4 BEDROOMS \* BATHROOM \*  
\* UPVC DOUBLE GLAZED WINDOWS (EXCLUDING GARDENER'S W.C.) \* OIL-FIRED CENTRAL HEATING \* GARAGE \* GARDENS \*

## GUIDE PRICE: £475,000

### ACCOMMODATION

#### ENTRANCE PORCH:

Arched top and double glazed upper panel, uPVC door opening to –

#### ENTRANCE HALL:

9' 9" (2.97m) x 4' 11" (1.5m). Single panel radiator, coats cupboard and extending to –

#### INNER HALL:

22' 3" (6.78m) x 3' 8" (1.12m). Point for two wall lights and double panel radiator.

#### DRAWING ROOM:



16' 11" (5.16m) x 13' 7" (4.14m) into recess and uPVC double glazed splayed bay window. Side double glazed uPVC window, double panel radiator and marble fireplace with inset coal effect electric fire. Point for two wall lights.

#### SITTING ROOM:



16' 11" (5.16m) plus recess, reducing to 13' 6" (4.11m) x 15' 7" (4.75m) into recess and reducing to 9' 1" (2.77m). Fireplace with marble inset and coal effect electric fire. Point for three wall lights, double panel radiator and uPVC double glazed window.

#### DINING KITCHEN:

16' 2" (4.93m) x 12' 5" (3.78m) (to include boiler cupboard). Range of wall and base units incorporating 1¼ bowl inset sink

with chrome mixer tap, space below for electrical appliance. Point for electric cooker and with integrated extracting cooker hood above. uPVC double glazed window, painted timber clad ceiling with fitted lights and part tiled walls to work surfaces.



Boiler cupboard with floor mounted oil-fired Worcester combination boiler. Door to [ENCLOSED SIDE ENTRANCE](#) leading to garage and rear garden.

The inner hallway leads to –

#### MASTER BEDROOM (FRONT):

14' 6" (4.42m) x 13' 7" (4.14m) into uPVC double glazed splayed bay window. Single panel radiator, range of fitted wardrobes with cupboards above and chest of drawers with light and recessed cupboard with shelving.



**BEDROOM 2 (FRONT):**



**15' 6" (4.72m) x 11' 0" (3.35m).** Range of fitted wardrobes with hanging space and shelving, double and single panel radiator, uPVC double glazed window.

**BEDROOM 3 (SIDE):**

**11' 7" (3.53m) (to wardrobe back) x 8' 10" (2.69m).** Fitted wardrobes, single panel radiator and uPVC double glazed window.

**BEDROOM 4 (REAR):**

**11' 5" (3.48m) x 7' 11" (2.41m).** Radiator, uPVC double glazed window, wardrobes with cupboards above and dressing unit.

**BATHROOM:**

White suite of shaped panel bath with mixer tap and shower attachment, pedestal wash basin with mono block mixer tap and low-level W.C. uPVC double glazed window, ladder towel rail, tiled walls to bath area and one wall, extractor fan, wall mirror, shelf and towel rail.

**OUTSIDE:**



The property is approached through double wrought iron ornate entrance gates onto a gravel front garden leading to **GARAGE 25' 8" (7.82m) x 11' 6" (3.51m)** to include gardeners W.C., light, power and plumbing for automatic washing machine. The gravelled front garden provides turning space, parking for several vehicles, circular raised brick shrub bed and brick front boundary wall. To the side and rear of the property are well established lawned gardens with large patio area, ornamental pool, timber **SUMMER HOUSE** and well stocked flower beds. Beyond the formal garden is a further area of lawned garden with two timber **GARDEN SHEDS** and greenhouse.

**GENERAL INFORMATION**

**LOCAL AUTHORITY:**

City of York Council, Tel: 01904 613161.

**COUNCIL TAX:**

An inspection of the Valuation Office's website on 19<sup>th</sup> April 2010 revealed a Band 'F' assessment.

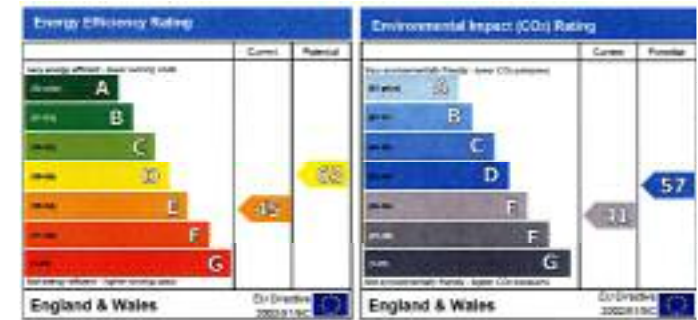
**VIEWING:**

By appointment with the Selling Agents, Tel: 01904 679733.

**DIRECTIONS:**

Leave York on the A19 going south to Selby. After approximately 1 mile beyond the York outer ring road (A64) turn left to Wheldrake. Continue along Wheldrake Lane for approximately 1 mile where the property is situated on the left hand side.

**ENERGY PERFORMANCE GRAPHS:**



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating, the more energy efficient the home is and the lower the fuel bills will be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO<sub>2</sub>) emission. The higher the rating, the less impact it has on the environment.

**IMPORTANT INFORMATION:**

These particulars which were prepared on 19<sup>th</sup> April 2010 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.



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