



**MAIN STREET, WHELDRAKE, YORK**  
£800,000

**Carter Jonas**

# MAIN STREET, WHELDRAKE, YO19 6AF

Nestled in the heart of Wheldrake, this charming extended cottage seamlessly blends traditional character with modern convenience. The home offers versatile living spaces to accommodate various needs. The stunning principal bedroom on the first floor exudes luxury, while the second bedroom features an ensuite for added flexibility. The fourth bedroom is perfect as an office or nursery, and a beautifully appointed family bathroom completes the first floor.

The ground floor boasts three spacious reception rooms, a utility room, and a convenient WC. The highlight of the home is the impressive living kitchen, bathed in natural light. This central hub is ideal for everyday meals and larger gatherings, making it both functional and inviting.

Outside, the property features a private driveway with ample off-street parking, leading to a double garage. The generous and private rear garden offers a tranquil outdoor space for relaxation and recreation. The well-maintained garden provides plenty of room for children to play or for hosting outdoor gatherings.

Located on the main street of Wheldrake, a sought-after village known for its community spirit and proximity to nearby towns and cities, this cottage presents a rare opportunity. It combines the best of village life with modern amenities, making it an ideal choice for those seeking a comfortable, adaptable living space in a desirable location.

**TENURE** Freehold

**LOCAL AUTHORITY** North Yorkshire Council

**EPC BAND** C

## STUNNING EXTENDED COTTAGE WITH IMPRESSIVE REAR GARDEN, LOCATED IN THE HEART OF WHELDRAKE.



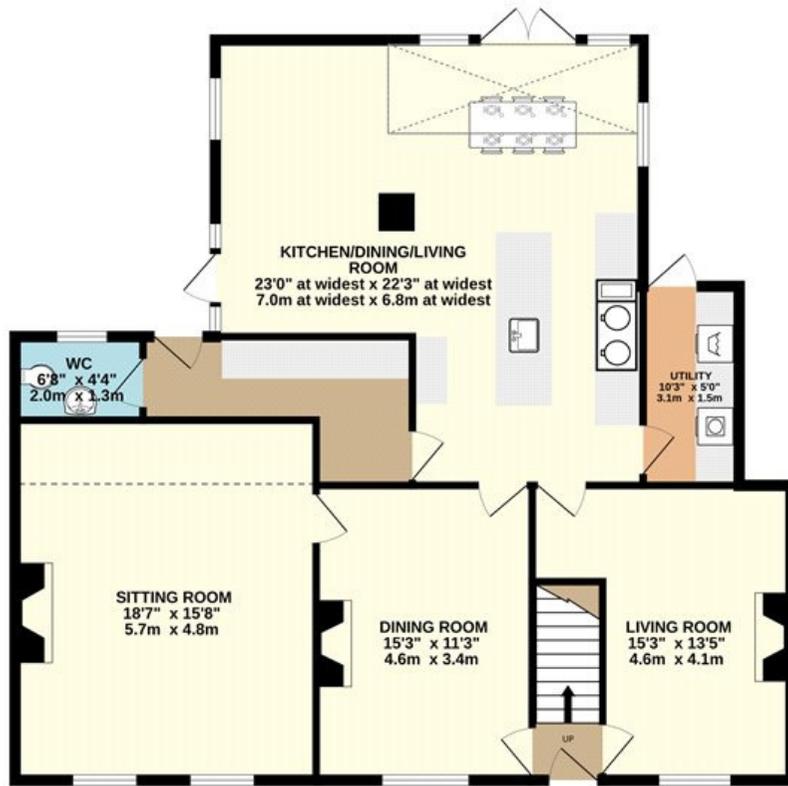


Classification L2 - Business Data

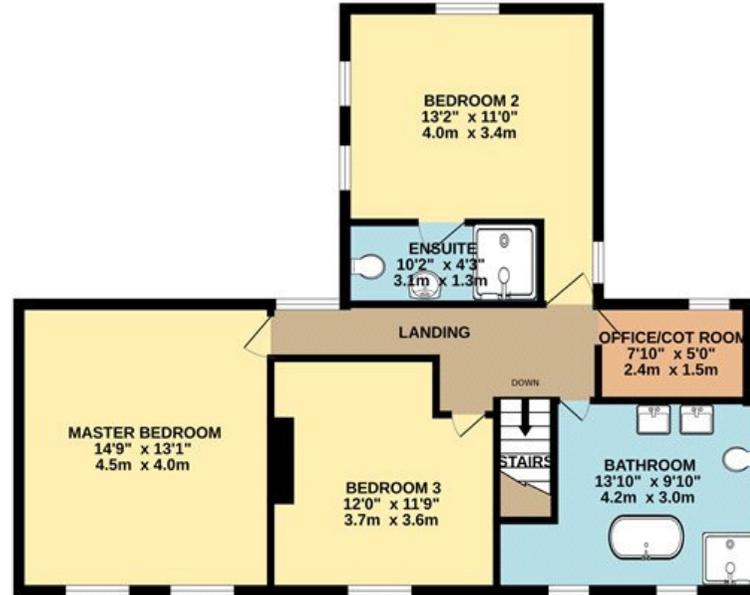


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GROUND FLOOR  
1231 sq.ft. (114.4 sq.m.) approx.



1ST FLOOR  
766 sq.ft. (71.2 sq.m.) approx.



TOTAL FLOOR AREA : 1997 sq.ft. (185.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		69	79
England, Scotland & Wales		EU Directive 2002/91/EC	

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