White every attempt has been much to ensure the accuracy of the fibrogram of the fibrogram







Our property particulars do not represent an offer or contract, or part of one. The information given is without responsibility on the part of the agents, sciencies of on the property, particulars do not represent an offer or contract, or part of one. The information or its vehicle redmove nor anyone in its employment and you schould not rely on the information as being factually accurate about the property, lis condition or its vehicle redmove nor anyone in its employment applicances or fitting on its vehicle redmove nor anyone in its employment applicances or fitting on the backet of the superstrain a vehices, applicance are approximate a versiled surfue vehicle sciences of actions of the property, lis condition or its vehicle and supervise. The images shown may only representation or used does not make any neperty, and sees of the property, we have not carried out a detailed survey, nor tested the services, measurements and distances are applicance, applicance are applicance and and the part of the property and are as they appeared at the time of being photographed. The areas, measurements and distances are approximate only. Any reference to alterations or use does not mean that any necessary planning permission, building regulation or other measurements and been obtained.

info@redmove.co.uk

YO31 ۱EU ۲ork YO31 ۱EU

YORK 01904 488 444

Helping York move for over a decade

Innisfree Glade, Church Lane, Wheldrake, York YO19 6AU

£250,000 - EPC Rating - C



## 12 Innisfree Glade, Church Lane, Wheldrake, York YO19 6AU

A larger than average two double bedroom bungalow, standing in this popular development for the over 60's in Wheldrake. With well proportioned and neutrally decorated accommodation plus a rear garden, benefitting from gas central heating and uPVC double glazed windows. Briefly the bungalow comprises: entrance hall with storage cupboard, sitting room leading into the dining room, fitted kitchen and a recently built conservatory. Two double bedrooms and a modern shower room. The bungalow is offered for sale with the additional benefit of no onward chain. Externally the property benefits from a well maintained, private rear garden with large storage shed and communal garden to the front.

Length of Lease: 125 years from 2006 Maintenance Charge: £118.11 PM Ground Rent: £200 PA Review Period: TBC

Disclaimer - Fixtures and fittings other than those mentioned are to be agreed with the Seller. All measurements are approximate and are taken using a laser measure. Statements contained within these particulars are provided in good faith and are understood to be accurate, although cannot be guaranteed since we rely on information provided by other parties. Prospective purchasers are advised to satisfy themselves as to the validity of the information contained, either by inspection or through their solicitors, prior to making any decisions on this property. Services have not been tested and it is recommended that purchasers undertake independent tests on all services and mechanical installations, prior to exchange of contracts. Details correct at time of publication.

- No Onward Chain
- Spacious Accommodation
- Two Double Bedrooms
- Modern Shower Room
- Large Living through Dining Room
- Recently Built Conservatory
- Great Community Spirit
- Over 60s Development

Travelling into Wheldrake from Crockey Hill. Continue forward past Costcutters. Continue past the church and you will see the turning for Somerset House on the left. Continue along the driveway and park for Innisfree Glade. The bungalow will be seen on the left hand side.

Wheldrake a village on the outskirts of York offers a range of local amenities to include a village shop, post office, hairdressers and local public house. Wheldrake offers local community facilities to include - tennis













