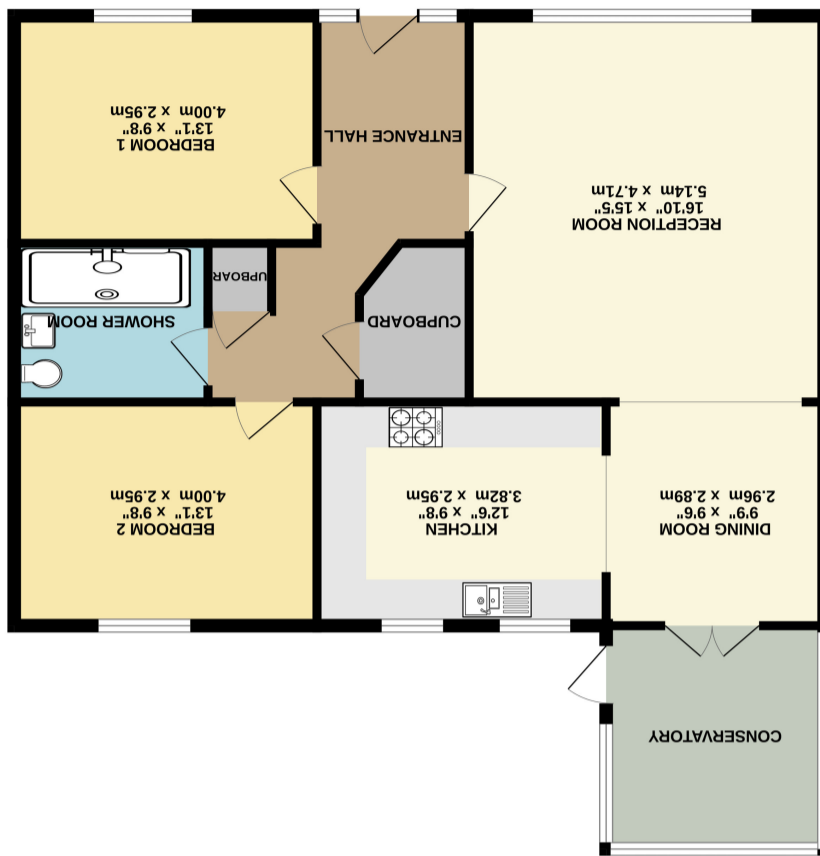


While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for guidance purposes only and should be used as such by the prospective purchaser. The services, fixtures and appliances shown have not been tested and no guarantee is given as to their operability or efficiency. The plan is for guidance purposes only and should be used as such by the prospective purchaser. The services, fixtures and appliances shown have not been tested and no guarantee is given as to their operability or efficiency. The plan is for guidance purposes only and should be used as such by the prospective purchaser.



GROUND FLOOR



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

