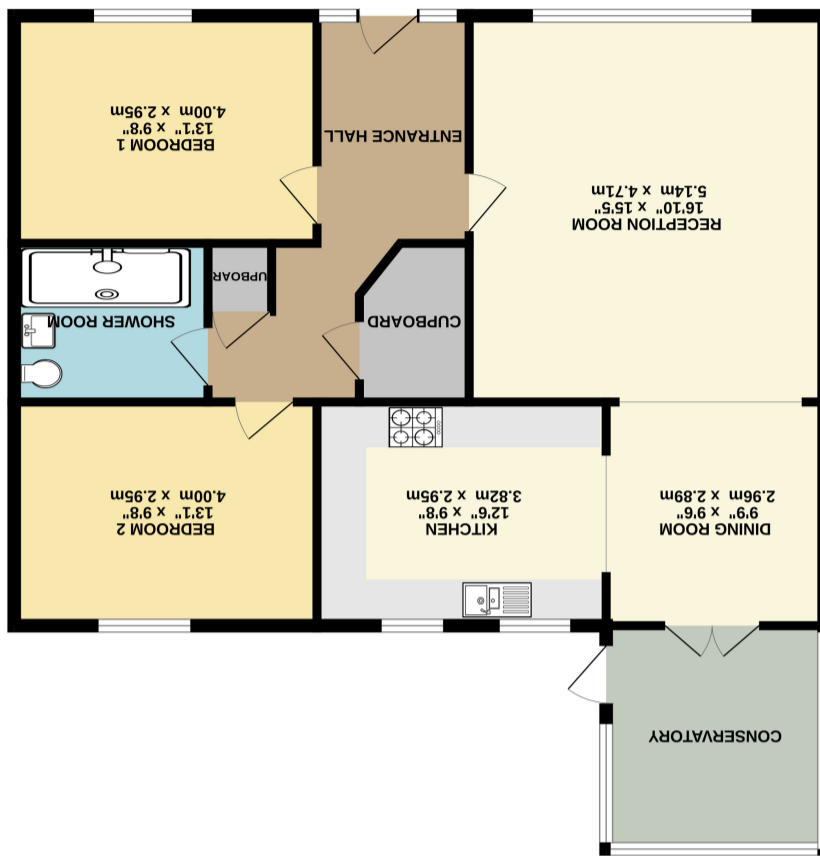


Our property particulars do not represent an offer or contract, or part of one. The information given is without responsibility on the part of the agents, sellers or lessors and you should not rely on the information as being factually accurate about the property, its condition or its value. Neither redmove nor anyone in its employment or acting on its behalf has authority to make any representation or warranty in relation to this property. We have not carried out a detailed survey, nor tested the services, appliances or fittings at the property. The images shown may only represent 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 consent has been obtained.

Whilst 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 any prospective purchaser. The services, fixtures and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metropix 50024



GROUND FLOOR



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

- 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 courts, bowls, (club membership required), a park, mobile library, fishing lakes and golf course along with countryside and woodland walks including the Ings which is renowned for bird watching. For commuters access to the A19/A64/A1079 that in turn leads to the motorway links.

