

Blue Slates Close Wheldrake, York YO19 6NB

Freehold
Council Tax Band - F

- Detached Family Home
- Four Double Bedrooms
- Open Plan Kitchen Diner
- West Facing Rear Garden
- Driveway & Double Garage
- Popular Residential Village
- Immaculately Presented
- EPC C



GROUND FLOOR (115.2 sq.m.) approx.



1ST FLOOR 78.2 sq.ft. (72.6 sq.m.) approx.

TOTAL FLOOR AREA: 2021 sq.ft. (187.8 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan, measurements of rooms and any other areas are approximate. It is advised that prospective purchasers should verify the measurements of rooms and any other areas and should be used as a guide only and are not precise. Purchasers must satisfy themselves by inspection or by otherwise regarding the items mentioned above and as to the correctness of each of the statements contained in these particulars. No person in the employment of Ashtons has any authority to make or give any representation or warranty whatsoever in relation to this property or these particulars nor enter into any contract relating to the property on behalf of the vendor.

These particulars have been prepared as accurately and as reliably as possible, but should not be relied upon as 'statement of fact'. If there is any point which is of particular importance to you, please contact the office and we would be pleased to check the information. We have not tested any services, appliances, equipment or facilities and nothing in these particulars should be deemed to be a statement that they are in good working order, or that the property is in good structural condition or otherwise. Any areas, measurements, floor plans or distances referred to are given as a guide only and are not precise. Purchasers must satisfy themselves by inspection or by otherwise regarding the items mentioned above and as to the correctness of each of the statements contained in these particulars. No person in the employment of Ashtons has any authority to make or give any representation or warranty whatsoever in relation to this property or these particulars nor enter into any contract relating to the property on behalf of the vendor.

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£750,000

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Located in the sought-after village of Wheldrake, just south of York, is this beautifully presented and thoughtfully extended detached family home. Offering over 2,000 sq. ft. of accommodation, the property stands on a generous plot with a mature, private garden, making it an ideal choice for family living. Wheldrake itself is a charming village with highlights such as Wheldrake lngs nature reserve and Wheldrake Forest, along with a range of local amenities including shops, eateries, schools, and convenient access to York city centre and train station.

Inside, the property opens with a wide and welcoming entrance hall leading through to the stunning open-plan kitchen, living and dining space at the rear. This impressive extension, created by the current owners, has been finished to an exceptional standard. The kitchen features a range of classic shaker-style units with quartz worktops, a feature chimney breast with recessed space for a Rangemaster cooker, and a deep walk-in pantry designed for maximum storage. The dining area is flooded with natural light thanks to large bi-folding doors and a substantial sky lantern, creating a perfect space for family meals and entertaining. A small partition provides access to the side entrance and double garage. The ground floor also offers two generously proportioned reception rooms, a useful study, and a modern guest WC.

Upstairs, there are four double bedrooms, three with built-in storage. The master bedroom benefits from a private entrance vestibule and an en-suite shower room, while the family bathroom has been upgraded to a luxurious four-piece suite with a freestanding bath, large walk-in shower, and striking backlit feature wall.

