



HUDSON  
MOODY

9 Forge Close, Wheldrake, York YO19 6GF



\*\*\* VIEWING ADVISED \*\*\* Situated in the popular rural village of Wheldrake, within easy reach of York and the A64, this attractive modern three-storey detached home offers five bedrooms and generous living space throughout. Set on a good-sized plot, the property also boasts a spacious rear garden and a detached double garage.

- Attractive Modern Detached House
- Quiet Village Location Close to York
- Two Reception Rooms
- Fitted Kitchen, Separate Utility and Ground Floor WC
- Two Double En-suite Bedrooms
- Single Bedroom or Study
- Two Top Floor Double Bedrooms and House Bathroom
- Double Garage
- Generous Lawned Garden
- Viewing Recommended

**Guide Price £595,000**

**Tenure: Freehold**

**Council Tax Band: F**

Forge Close, Wheldrake, York  
Approximate Gross Internal Area = 160.4 sq m / 1726 sq ft



ILLUSTRATION FOR IDENTIFICATION PURPOSES ONLY  
ALL MEASUREMENT ARE MAXIMUM, AND INCLUDE WINDOW BAYS AND WARDROBES WHERE APPLICABLE  
THIS PLAN MUST NOT BE REPRODUCED BY ANY OTHER PERSON WITHOUT PERMISSION









Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) 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		
England & Wales	EU Directive 2002/91/EC	



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#### IMPORTANT NOTICE

1. 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. Please do so particularly if contemplating travelling some distance to view the property.
2. 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.
3. Any areas, measurements, floor plans or distances referred to are given as a guide only and are not precise.
4. 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.
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