

N A I S H
E S T A T E A G E N T S



YORK
EST. 1939



Fairlyn, 22 Main Street Wheldrake, York, YO19 6AF

Located on the Main Street in the charming village of Wheldrake, York, this delightful detached bungalow offers a wonderful opportunity for those seeking a spacious and versatile home. Spanning an impressive 1,395 square feet currently, with huge potential to extend further and renovate, properties like this are rarely seen on the open market.

£550,000

Fairlyn, 22 Main Street

Wheldrake, York, YO19 6AF



- Detached Home
- Double Garage & Large Driveway
- Huge Extension Potential
- Popular Village of Wheldrake
- Large Private Plot
- *Video Available To Appreciate The Plot*

Offer Procedure



Directions



Floor Plan



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

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		74
(55-68) D		
(39-54) E		
(21-38) F	34	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		