

**54A MAIN STREET**  
YORK, YO19 6AB

**£250,000**  
FREEHOLD

A rare opportunity to acquire a former doctor's surgery in the highly sought after village of Wheldrake, now benefiting from full planning permission for conversion into a contemporary detached bungalow.

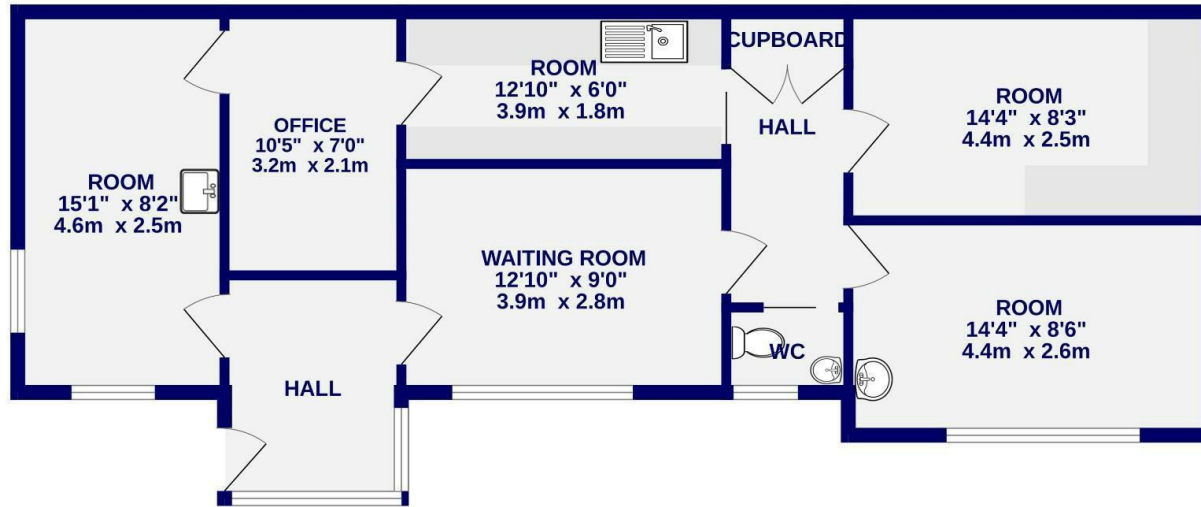
Wheldrake is a popular and well served village offering a range of local amenities, highly regarded primary schooling and excellent transport links to York and beyond. The village also falls within the catchment area for the Ofsted rated **\*\*Outstanding\*\*** Fulford Secondary School, making it an extremely desirable location.

Planning permission has been granted under application **\*\*25/02437/FUL\*\*** for the conversion of the existing building into a spacious two bedroom detached home.

The approved accommodation comprises an entrance hallway, utility room, impressive open plan living dining kitchen, two generous double bedrooms and two bathrooms, creating an ideal single storey home suited to a range of purchasers.

Occupying a generous plot with private gardens and driveway parking, the property offers purchasers the opportunity to create a bespoke home in one of York's most desirable village locations, with planning already secured.

**GROUND FLOOR**  
763 sq.ft. (70.9 sq.m.) approx.



TOTAL FLOOR AREA : 763 sq.ft. (70.9 sq.m.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of rooms and any other items are approximate. If included in the plan the garage/stores will form part of the overall floor area 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.  
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**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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