



9A Main Street, Wheldrake, York YO19 6AF

HUDSON  
MOODY



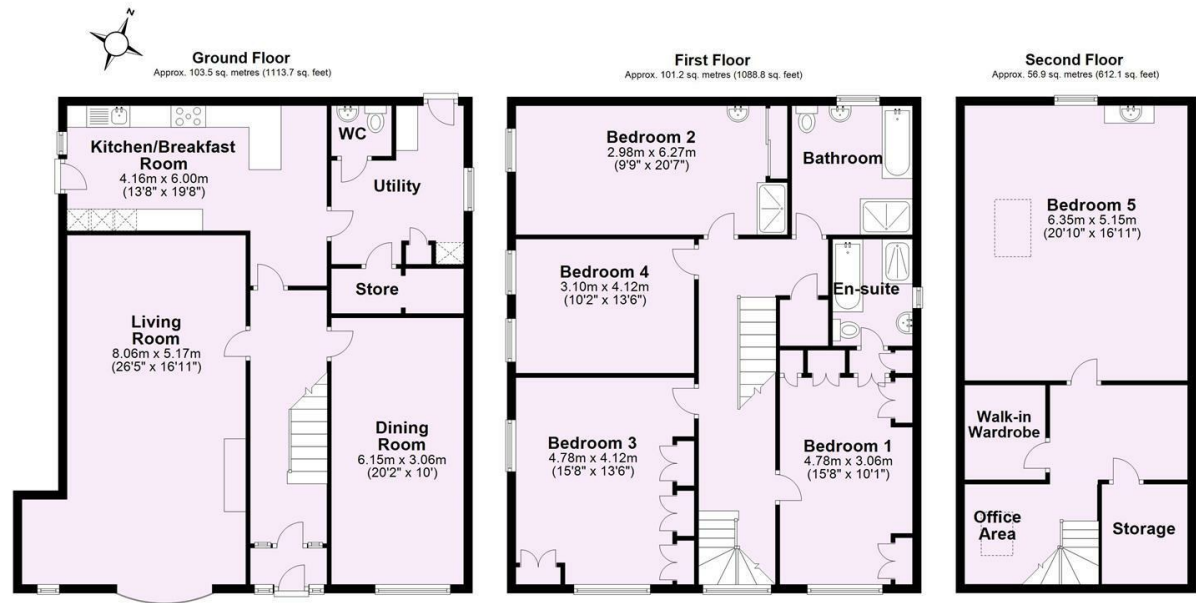
A beautifully presented FORMER CHAPEL, converted to offer FIVE BEDROOM SEMI-DETACHED ACCOMMODATION, situated in a convenient location along the Main Street in the popular rural village of Wheldrake.

- Sympathetically Converted Chapel
- Large Living Room And Separate Dining Room.
- Impressive Breakfast Kitchen
- Four First Floor Double Bedrooms
- Modern House Bathroom
- Further Double Bedroom With Study Area and Store Room
- Lawned Front Garden And Side Courtyard
- Ample Off Street Parking
- Rural Village Location
- Local School, Shops and Amenities

**Guide Price £500,000**

**Tenure: Freehold**

**Council Tax Band: F**



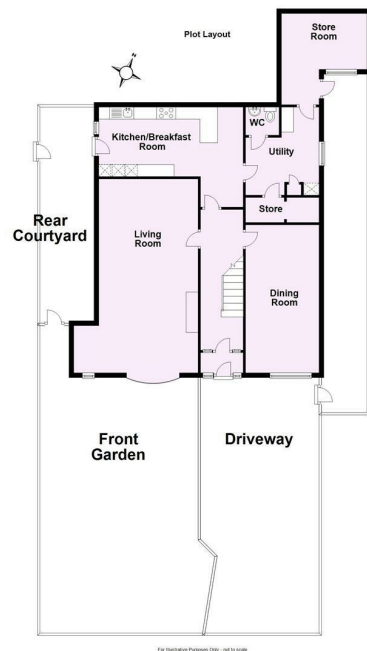
For illustrative Purposes Only - not to scale  
Plan produced using PlanUp.











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		
	59	77
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

#### 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.
5. No person in the employment of Hudson Moody 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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