



HUDSON
MOODY

45 Lockey Croft, Wigginton, York YO32 2FP

An attractive two double bedroom semi-detached home with off-road parking and garage, situated in a sought after cul-de-sac location in the village of Wigginton. The property would make an ideal purchase for first time buyers .

- Cul-de-sac location
- Driveway & garage
- Open plan dining kitchen
- Modern bathroom with Under Floor Heating
- Two double bedrooms
- Enclosed rear garden
- Convenient access to local amenities
- Ideal for first time buyers

Guide Price £250,000

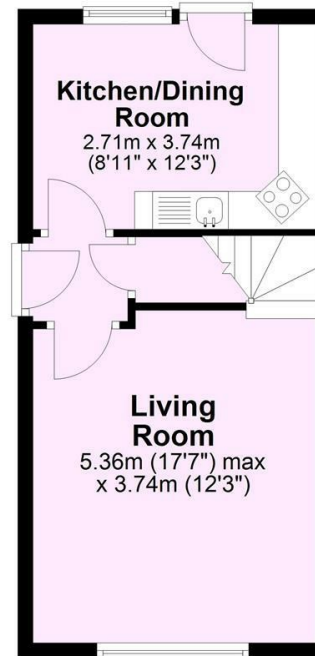
Tenure: Freehold

Council Tax Band: B



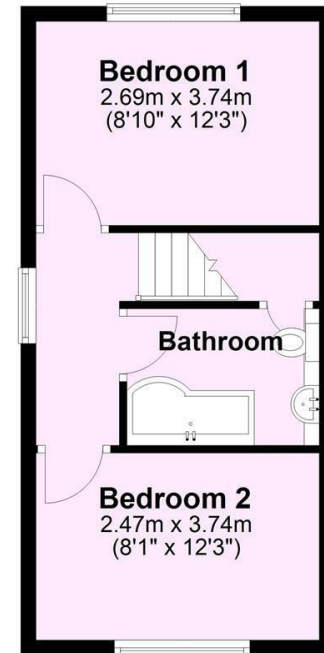
Ground Floor

Approx. 30.5 sq. metres (328.6 sq. feet)



First Floor

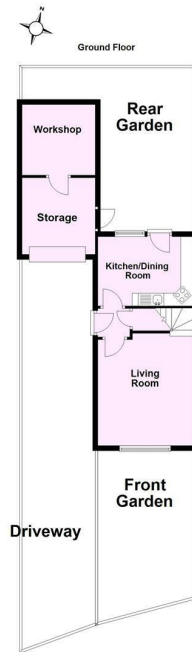
Approx. 30.5 sq. metres (328.6 sq. feet)




Total area: approx. 61.1 sq. metres (657.3 sq. feet)







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C		70	
(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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