



HUDSON
MOODY

Milford Barn Plainville Lane, Wigginton, York YO32
2RG

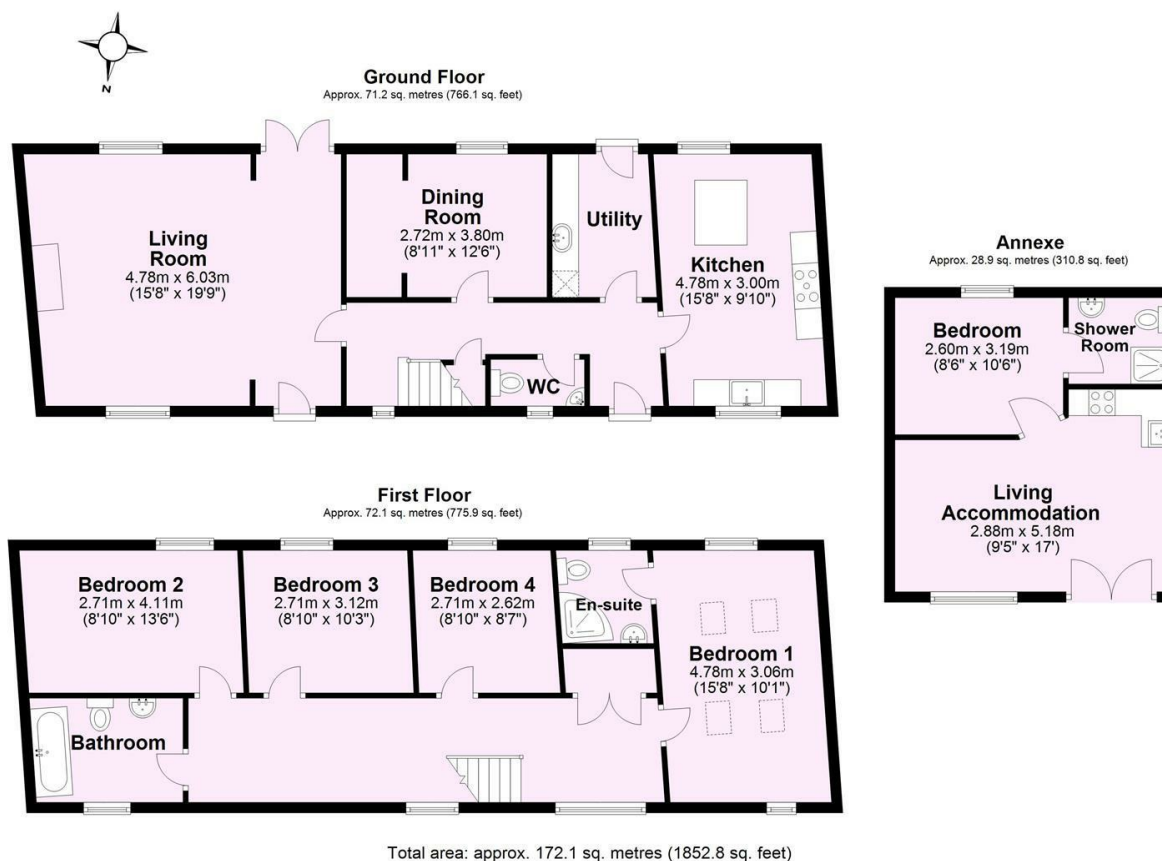
Barn conversion with separate self-contained annexe earning £1,000/month, situated in an idyllic countryside location to the north of York, close to the popular village of Wigginton and offers convenient access to York City Centre, the outer ring road and A64. With generous and flexible living space throughout, this impressive property offers a blend of character and modern living, and parking for six cars.

- Stunning Barn Conversion
- Current Owners Earning £1,000 Per Calendar Month on Annexe
- Additional Self Contained One Bedroom Annexe
- Two Reception Rooms and Large Farmhouse Style Kitchen
- Separate Utility Room
- Substantial Plot
- Double Car Port & Parking for 6 Cars
- Idyllic Location Just Outside York
- Four Double Bedrooms
- Viewings Highly Advised

Guide Price £700,000

Tenure: Freehold

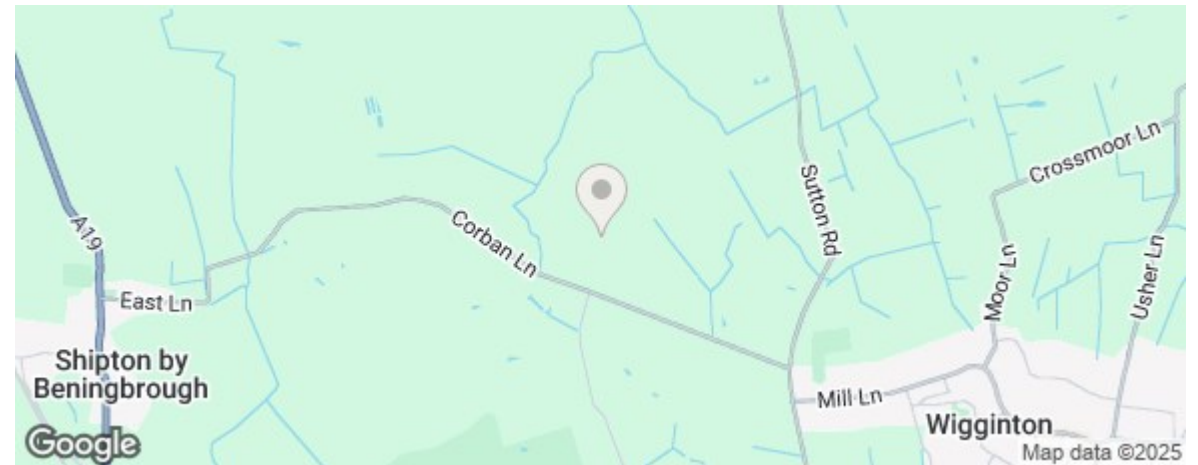
Council Tax Band: F







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		90
(81-91) B		
(69-80) C		
(55-68) D	52	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	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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