



HUDSON
MOODY

9 Twin Pike Way, Wigginton, York YO32 2FF

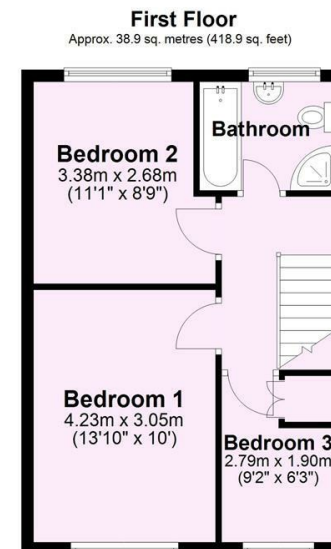
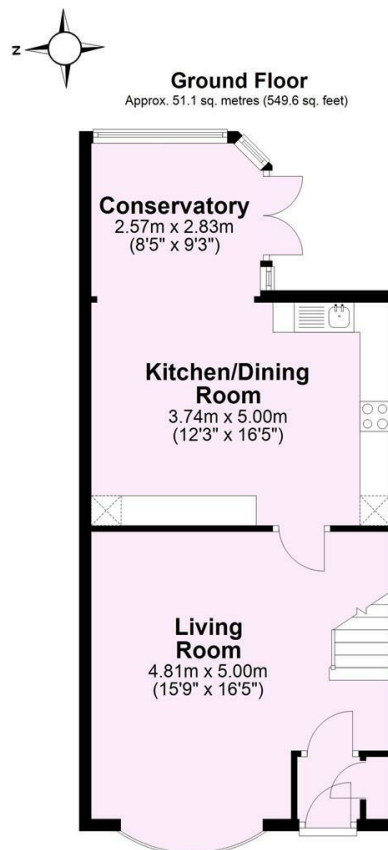
***** VIEWING RECOMMENDED ***** A truly stunning, modern semi-detached family home, situated in a sought after cul-de-sac location, in the ever popular village of Wigginton, with convenient access to York City Centre, the outer ring road, Monks Cross and the A64 .

- Immaculate family home
- Modern open plan dining kitchen with family seating area
- Large enclosed rear garden
- Modern bathroom with separate shower
- Cul-de-sac location
- Close to local amenities including schools
- Ample off-road parking
- Generous living space throughout
- Early viewing highly recommended
- Convenient access to the outer ring road, Monks Cross & York City Centre

Guide Price £330,000

Tenure: Freehold

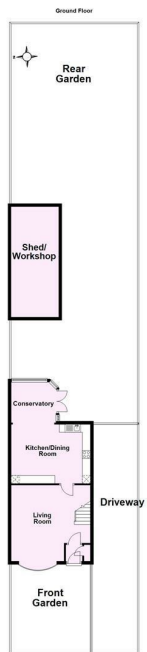
Council Tax Band: C



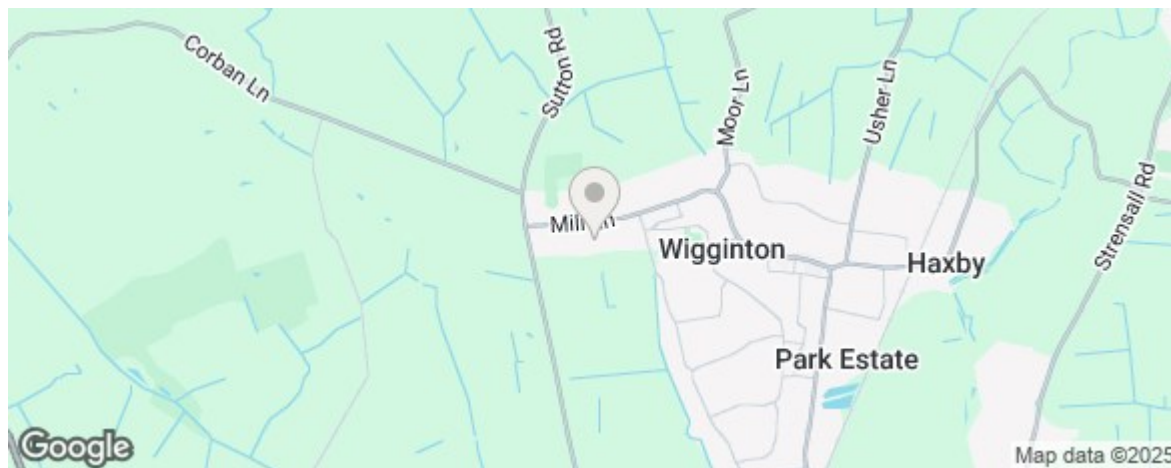
Total area: approx. 90.0 sq. metres (968.5 sq. feet)







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



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.

**HUDSON
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