

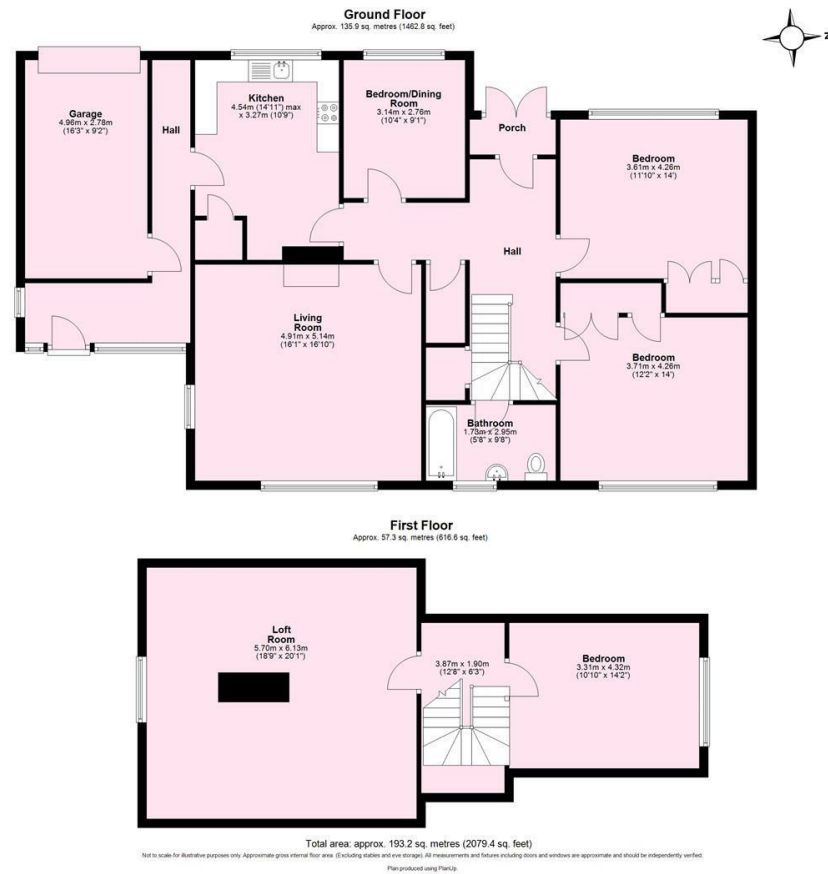


HUDSON
MOODY

10 Westfield Close, Wigginton, York YO32 2JG

A delightful and spacious three double bedroom dormer style bungalow, occupying a highly sought after cul-de-sac location, within close proximity to the wide ranging village amenities Wigginton and Haxby have to offer.

- Spacious Detached Dormer Style Bungalow
- Delightful Cul-De-Sac Position
- Attractive Gardens to All Four Sides
- Sweeping Block Paved Driveway Providing Ample Off-Road Parking Leading To An Attached Garage
- Spacious Lounge With Dual Aspect Windows
- Breakfast Kitchen
- Two Reception Rooms
- Large Walk-In Loft Space with Window
- Three Double Bedrooms
- Close to the Village Amenities Wigginton & Haxby Has to Offer



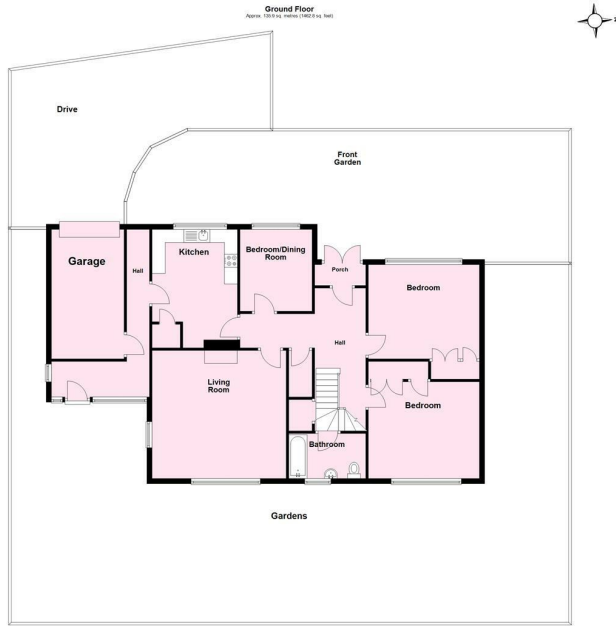
Guide Price £495,000

Tenure: Freehold

Council Tax Band: E







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
MOODY**

**58 Micklegate
York
YO1 6LF**

01904 600 000

property@hudson-moody.com