



40 Minster View, Wigginton, York YO32 2GN

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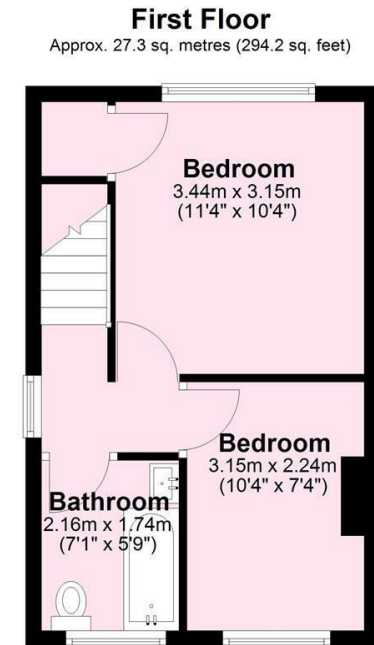
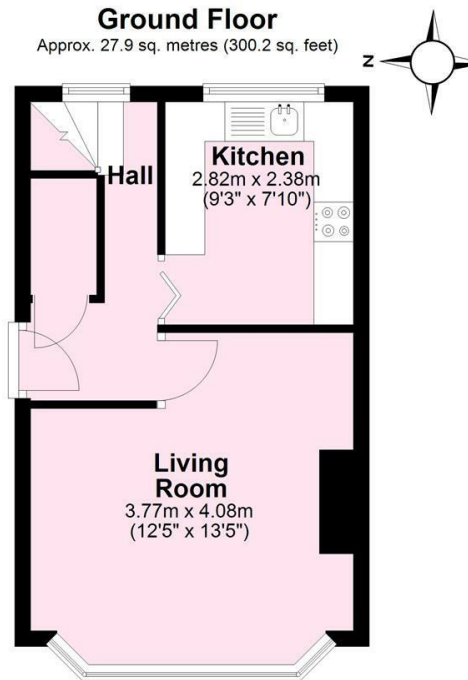
An attractive two double bedroom semi-detached home, with off-road parking and garage/office, situated in a sought after cul-de-sac location in the highly regarded village of Wigginton. The property would make an ideal purchase for first time buyers.

- Sought After Cul-De-Sac Location
- Off-Road Parking & Garage With Office area
- Immaculate Presentation Throughout
- Modern Kitchen
- Bay Fronted Living Room Flooded With Natural Light
- Modern House Bathroom
- Ideal Purchase For First Time Buyers & Investors
- Close To the Wide Ranging Village Amenities
- Attractive Low Maintenance Rear Garden
- Viewing Highly Recommended

Guide Price £275,000

Tenure: Freehold

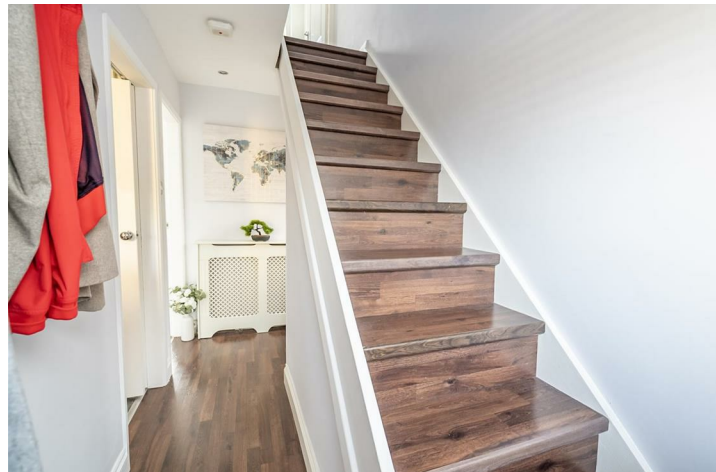
Council Tax Band: B



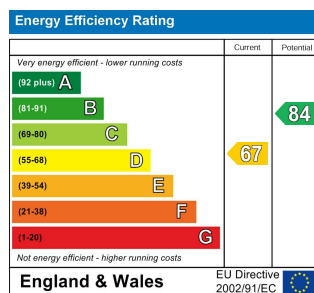
Total area: approx. 55.2 sq. metres (594.4 sq. feet)

Not to scale-for illustrative purposes only. Approximate gross internal floor area. (Excluding stables and eve storage). All measurements and fixtures including doors and windows are approximate and should be independently verified.

Plan produced using PlanUp.







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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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