

## Hornsey Garth, Wigginton, York £255,000

A semi-detached bungalow in this highly sought-after location benefiting from two well-proportioned bedrooms and within walking distance to Haxby's local amenities.



The property is entered via a uPVC door to the side elevation leading into the kitchen.

The kitchen has a range of base and wall units offering plenty of storage space. There are timber effect laminate preparation surfaces which incorporate a stainless steel sink with drying area. The kitchen has an integrated electric oven with hob and extractor fan over. There is also space for a freestanding fridge/freezer and washing machine.



The sitting room is spacious in size with a large bay window to the front elevation. Accessed through the sitting room is the rear hall which has a useful storage cupboard and leads through to two well-proportioned bedrooms.

The bathroom comprises a three piece suite including bathtub with shower over, low flush WC and sink with mixer tap over.

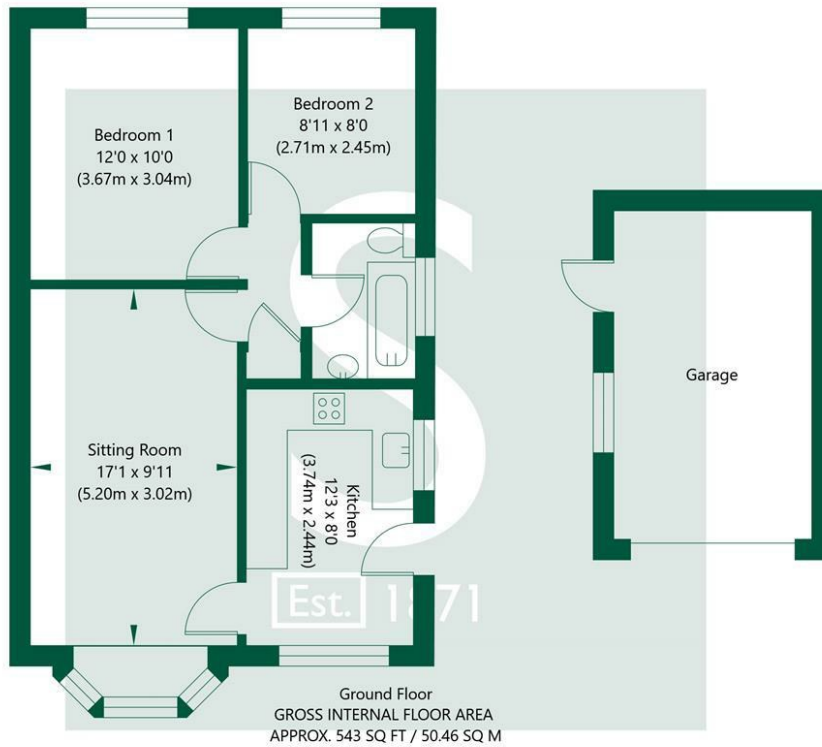
To the outside the property has lawned front & rear gardens as well as a driveway offering off-street parking and which leads to the detached garage with 'up & over' door.



It is therefore, as agents, that we strongly recommend an internal inspection to truly appreciate what this bungalow has to offer.



Hornsey Garth, Haxby, York, YO32 2GS



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
 APPROXIMATE GROSS INTERNAL FLOOR AREA 543 SQ FT / 50.46 SQ M - (Excluding Garage)  
 All Measurements and fixtures including doors and windows are approximate and should be independently verified.  
 www.exposurepropertymarketing.com © 2024



**Stephensons**

York	01904 625533
Knarborough	01423 867700
Selby	01757 706707
Boroughbridge	01423 324324
Easingwold	01347 821145
York Auction Centre	01904 489731
Haxby	01904 809900

**Partners**

- J F Stephenson MA (cantab) FRICS FAAV
- I E Reynolds BSc (Est Man) FRICS
- R E F Stephenson BSc (Est Man) MRICS FAAV
- N J C Kay BA (Hons) pg dip MRICS
- O J Newby MNAEA
- J E Reynolds BA (Hons) MRICS
- R L Cordingley BSc FRICS FAAV
- J C Drewniak BA (Hons)

**Associates**

N Lawrence

