



Ascot Road, Wigginton, York £450,000

A well-presented and thoughtfully extended detached family home in this highly sought-after location benefiting from four double bedrooms and a good sized garden to the rear.



A uPVC door leads into the spacious entrance porch which has access to a convenient downstairs WC.

The sitting room is L-shaped in design and is generously sized with a feature gas fireplace with marble heath and timber surround. There is also a large uPVC window to the front the elevation and a useful understairs storage cupboard.



Double timber doors with glass panelling lead through into the garden room which enjoys pleasant views of the rear garden and has French doors leading out to it.

The kitchen is spacious in size with wall and base units offering ample storage space. There are timber effect laminate preparation surfaces with tiled splashbacks which incorporate a 1 1/2 ceramic sink with drying area as well as a stylish breakfast bar. There is also space for a range cooker, fridge/freezer, washing machine and dishwasher. An access door leads out to the side elevation.



To the first floor are four well-proportioned double bedrooms with bedroom 1 having a sizeable walk-in wardrobe and a part-tiled ensuite with corner shower cubicle, WC and wash hand basin.

The house bathroom again has part-tiled walls and comprises a three piece suite including bathtub with shower over, low flush WC, wash hand basin with mixer tap and heated towel rail.



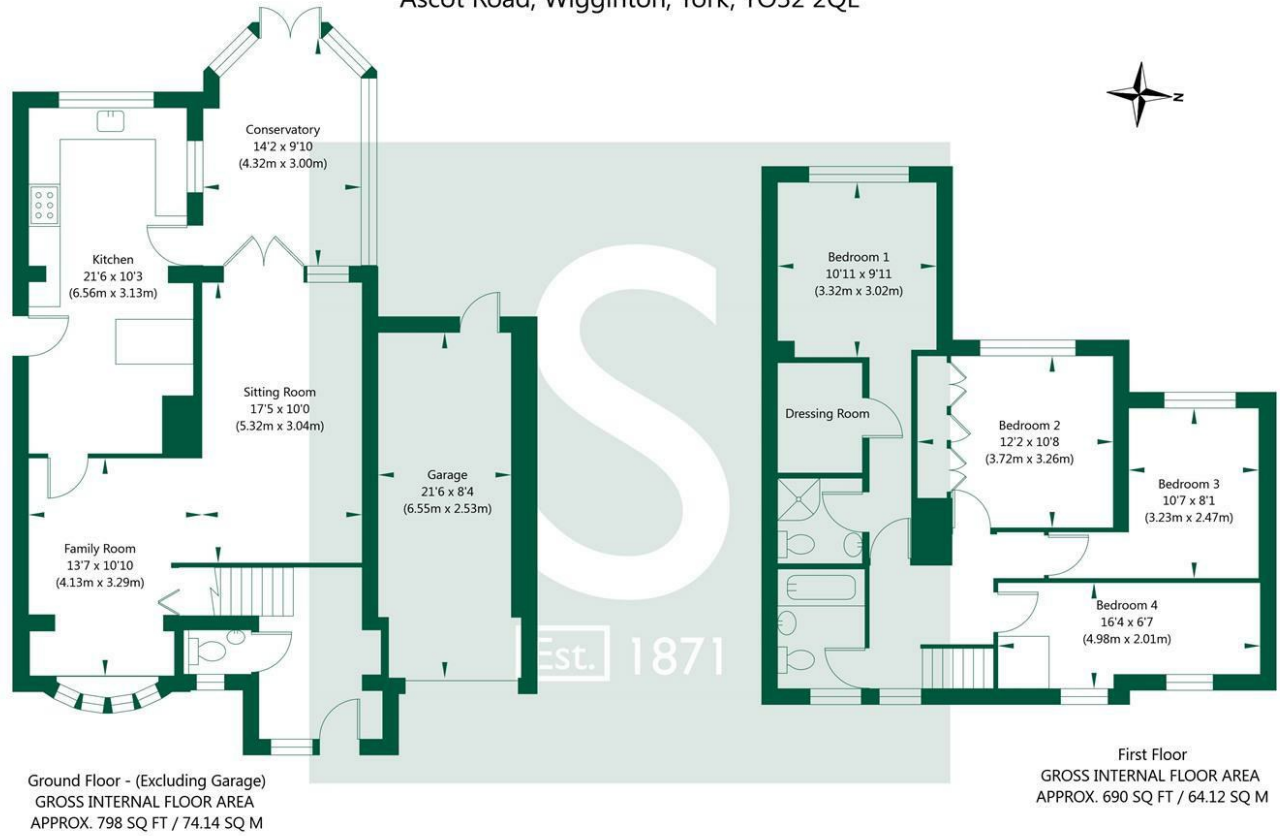
To the outside the property has a mature rear garden set across two levels with a flagged patio area with pond immediately outside the house with steps leading to a raised lawned area with established herbaceous borders.

To the front of the property is a further lawned area and the driveway offering ample off-street parking as well as leading up to the garage which has power connected.

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



Ascot Road, Wigginton, York, YO32 2QE



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 1488 SQ FT / 138.26 SQ M - (Excluding Garage)
All measurements and fixtures including doors and windows are approximate and should be independently verified.
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