



Middle Banks, Wigginton, York Offers Over £350,000

**** NO ONWARD CHAIN ****

A skilfully extended 3 bedroom detached bungalow set within generous lawned gardens, and benefitting from a detached single garage and vacant possession.



Accommodation

An ideal opportunity for professional couples and retirees to acquire this spacious, detached bungalow, set in the heart of Wigginton, which offers potential for further expansion and improvement.

Internally, the property is entered via a uPVC framed double glazed front door into a reception hall having a loft hatch, radiator and built-in airing cupboard housing the hot water cylinder and electric immersion heater.

The main reception room is a spacious lounge located at the front of the property having a fitted electric fire set on a marble hearth with matching surround. There is a bay window to the front elevation with uPVC framed double glazed casements. The lounge also benefits from 2 radiators and a television aerial point.

The kitchen sits beyond the lounge and has a range of built-in base units to 3 sides with laminated worktops and inset stainless steel sink unit. There is an additional range of matching high level storage cupboards with ceramic tiled splashbacks. The kitchen includes a built-in Bosch electric oven and grill with separate 4 point gas hob unit and stainless steel extractor canopy. There is plumbing for a dishwasher, radiator, and vinyl flooring.

There rear utility room has a kitchen matching range of high and low level storage cupboards in addition to plumbing for a washing machine, a radiator and vinyl flooring. A uPVC framed double glazed rear door leads out onto the garden beyond.

There is a ground floor shower room which has a low flush W.C., wash hand basin set in a vanity surround and walk-in shower cubicle with full height tiled splashbacks. The shower room includes a mounted towel rail, radiator, and extractor fan.

Bedroom 1 forms part of the property's skilful extension and is located at the rear of the house with twin radiators. Bedroom 2 has a built-in wardrobe, and both bedrooms 2 and 3 benefit from radiators.

The internal accommodation is completed by a house bathroom which has a low flush W.C., wash hand basin and inset bath with wall mounted shower attachment and full height tiled splashbacks. There is a single radiator and shaving socket.

To The Outside

The property is accessed directly off Middle Banks onto a flagged gravelled front driveway which continues down the side of the property providing off street parking for numerous vehicles.

The driveway in turn gives access to the detached garage which is of brick construction with a flat roof and remote activated up and over garage door.

A flagged pathway runs across the front elevation of the property and steps out onto a rectangular front garden beyond which is extensively laid to lawn. There is gated access through into the rear garden. Adjoining the rear elevation is a flagged patio providing ample space for garden furniture.

The property's rear garden is extensively laid to lawn with an herbaceous rear border and surrounding fenced lined boundaries.

A garden shed is included within the sale and an outside water tap is located off the rear elevation. And here is a secondary garage access from the garden.

Additional Property Information

Tenure: Freehold

Services/Utilities: Mains Gas, Electricity, Water and Sewerage are understood to be connected

Broadband Coverage: Up to 1000* Mbps download speed

EPC Rating: TBC

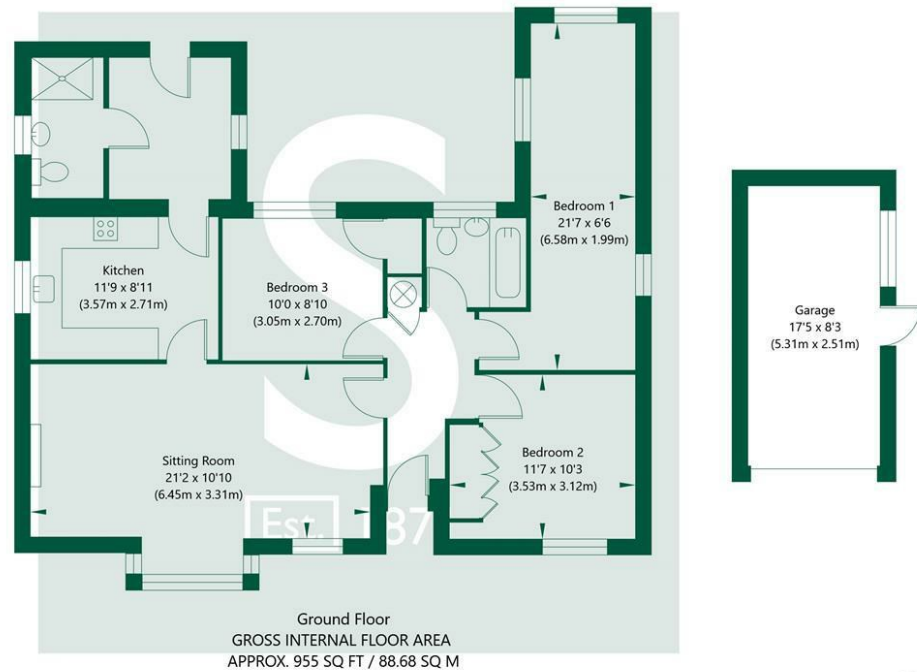
Council Tax: D - City of York

Current Planning Permission: No current valid planning permissions

Viewings: Strictly via the selling agent - Stephensons Estate Agents - 01904 625533

*Download speeds vary by broadband providers so please check with them before purchasing.

Middle Banks, Wigginton, York, YO32 2ZF



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 955 SQ FT / 88.68 SQ M - (Excluding Garage)
All measurements and fixtures including doors and windows are approximate and should be independently verified.
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