



West Lea Sutton Road, Wigginton York YO32 2RA

welcome to

West Lea Sutton Road, Wigginton York

Nestled in the desirable village of Wigginton, this unique and character-filled three-bedroom detached property on Sutton Road offers an abundance of space and incredible potential for modernisation.





Ground Floor



First Floor

Cloakroom

Lounge

15' 5" x 10' 6" (4.70m x 3.20m)

Dining Room

11' 7" x 11' 5" (3.53m x 3.48m)

Kitchen

15' 8" x 10' 5" (4.78m x 3.17m)

Sun Room

22' x 9' 2" (6.71m x 2.79m)

Bathroom / Sauna

Bedroom 1

11' 7" x 9' 10" (3.53m x 3.00m)

Bedroom 2

10' 8" x 10' (3.25m x 3.05m)

Bedroom 3

8' 3" Maximum x 7' 8" (2.51m Maximum x 2.34m)

Bathroom

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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West Lea Sutton Road, Wigginton York

- Three Bedrooms
- Detached Property
- Substantial Plot
- Village Location
- Downstairs WC, Bathroom and Spa Room

Tenure: Freehold EPC Rating: Awaited
Council Tax Band: D

£450,000



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/HAX105844



Property Ref:
HAX105844 - 0005

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