

# property details **approval form**

3 Plantation Way, Wigginton, York, North Yorkshire, England, YO32 2ZE

**Date:** 28 January 2026

**Property Ref and Version:** HAX105952 - 0003

# selling your home with us!



## >> **let's get your property sold!**

After visiting your property we have compiled this document to show you all of the information we have gathered, including all images. We just need you to review this document to make sure everything we say in here is accurate before we officially begin marketing your home.

What is covered in this marketing approval form:

- |                      |                     |
|----------------------|---------------------|
| 1. Price             | 5. Room Description |
| 2. Key Features      | 6. Directions       |
| 3. Short Description | 7. Property Images  |
| 4. Long Description  | 8. Floor Plan       |

The information within this document will be used within our property particulars and on the internet; the format of how this information is displayed may be subject to change.

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## >> **price**

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£550,000

Tenure: Freehold

## >> **key features**

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- > Detached Property
- > Four Bedrooms
- > Tax Band E
- > Village Location
- > Close to local amenities
- > EPC Rating: C

## >> **short description**

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This attractive four-bedroom detached home on Plantation Way in Wigginton offers spacious and versatile living in a highly sought-after village location.

## >> **long description**

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This attractive four-bedroom detached home on Plantation Way in Wigginton offers spacious and versatile living in a highly sought-after village location. The property features a bright and welcoming interior with generous reception space, well-proportioned bedrooms, and a modern kitchen, complemented by beautifully maintained front and rear gardens that provide a peaceful and private outdoor retreat. A driveway offering ample off-street parking leads to a single garage, making the home ideal for families and those seeking both comfort and convenience. Situated within easy walking distance of local shops, amenities, and village facilities, this well-presented home combines a quiet residential setting with excellent accessibility, making it a superb opportunity in this desirable area.

## >> **directions**

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Please see the below map, for further details please contact our residential sales team on 01904 769991.

## >> **Agent Note**

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**Your William H Brown office:** 28 The Village, HAXBY, YORK, North Yorkshire, YO32 3HT  
**T** 01904 769991 **E** Haxby@williamhbrown.co.uk

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## >> room description

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### **Entrance Hall**

Door to side aspect

1 Radiator

### **Cloakroom**

Window to side aspect

WC

Sink

1 Radiator

### **Lounge**

Bay window and 1 window to front aspect

Gas Fire

1 Radiator

### **Dining Room**

Double doors to back aspect

1 Radiator

### **Kitchen**

Window to back aspect

Oven

Hob

Fridge Freezer

1 Radiator

Door to conservatory

### **Conservatory**

Door to the side aspect

### **Bedroom 1**

Window to back aspect

Built in cupboard

1 Radiator

### **Bedroom 2**

Window to front aspect

1 Radiator

### **Bedroom 3**

Window to front and side aspect

1 Radiator

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## >> **room description**

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### **Bedroom 4**

Window to back aspect

Built in cupboard

1 Radiator

### **Bathroom**

Window to side aspect

Bath

Shower

Sink

WC

1 Radiator

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## >> **room description**

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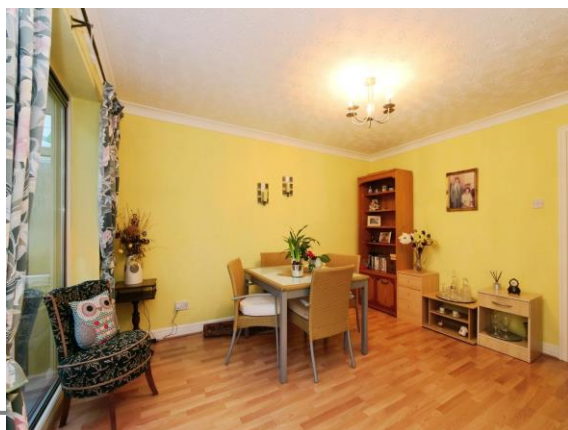
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## >> **property images**



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**T** 01904 769991 **E** [Haxby@williamhbrown.co.uk](mailto:Haxby@williamhbrown.co.uk)



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## >> **property images**



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## >> **property images**

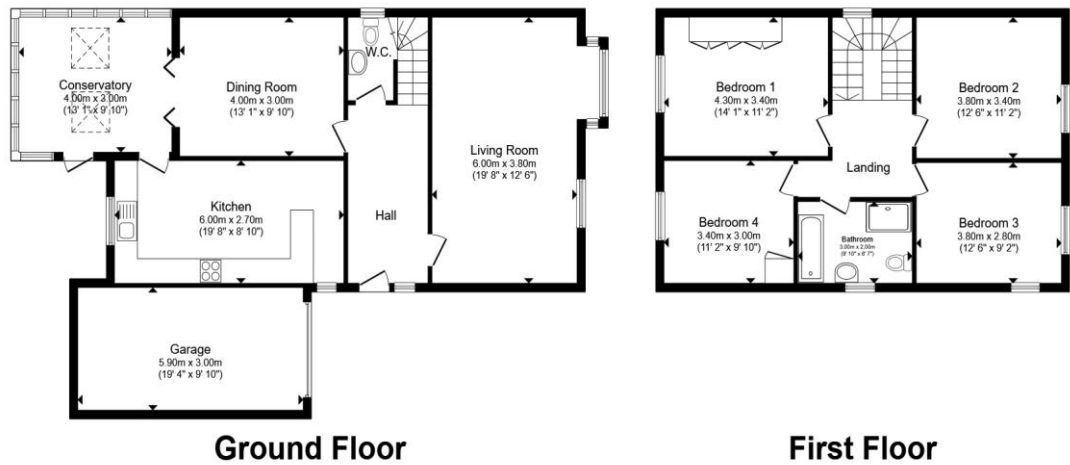
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## >> floor plan



Total floor area 173.8 m<sup>2</sup> (1,870 sq.ft.) approx  
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.propertybox.io](http://www.propertybox.io)



## >> approval

Signature		Date
Sarah Ezard		
Mrs P. Baker		