



44 Wigginton Road
York, YO31 8HT

Guide Price £595,000

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SUPERB INVESTMENT OPPORTUNITY IN ONE OF YORK'S MOST SOUGHT AFTER AREAS. On original three storey property, moments away from York's historic city centre with its many shops, restaurants and attractions as well as easy access to road links to further afield. As a large period town house it is sure to appeal to a number of buyers and is offered with **NO ONWARD CHAIN**. Internally the bright and spacious accommodation comprises entrance vestibule and hallway, living room, two ground floor en-suite bedrooms, kitchen, rear hallway, three first floor bedrooms (two with en-suites), separate bathroom, second floor landing and two additional double bedrooms (one with en-suite). To the outside is a good sized front garden and a rear walled courtyard with parking space with gate onto the service alley. An accompanied viewing is highly recommended to appreciate the size and potential throughout.



Entrance Vestibule

Entrance Hall

Living Room

Bedroom 4 with WC

Bedroom 7 with En-Suite

Kitchen

First Floor Landing

Bedroom 1 with En-Suite

Bedroom 3

Bedroom 6 with En-Suite

Bathroom

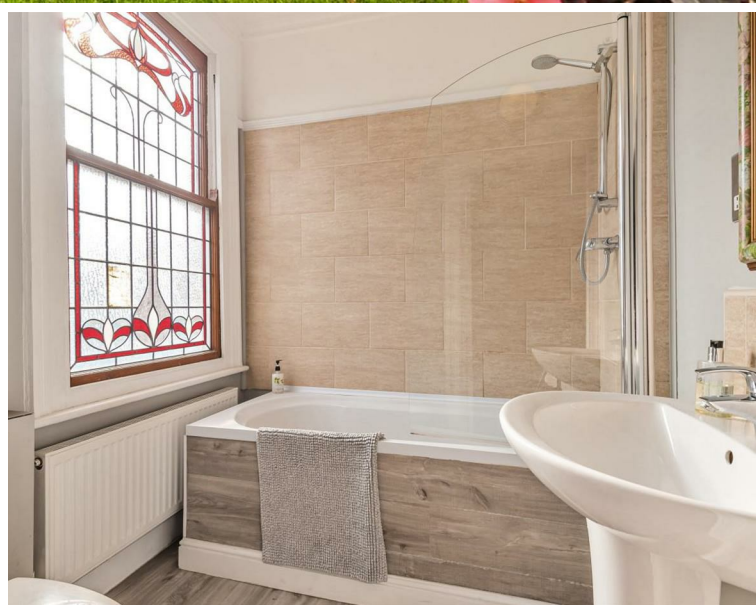
Second Floor Landing

Bedroom 2 with En-Suite

Bedroom 5

Outside

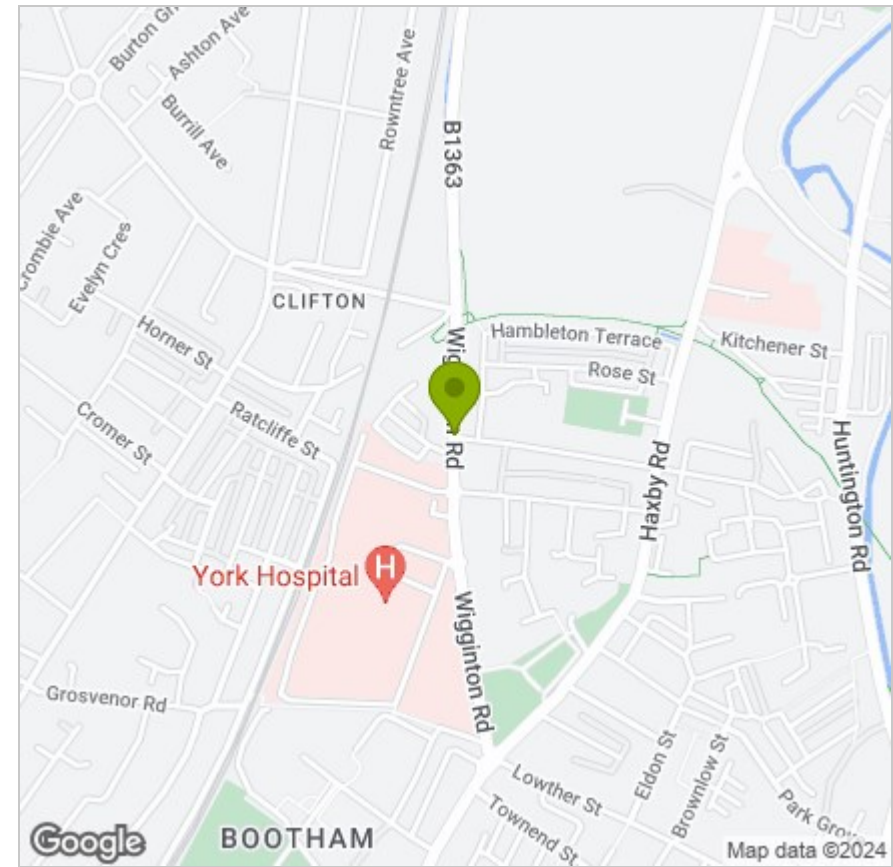




FLOOR PLAN



LOCATION



EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		81
(69-80)	C		
(55-68)	D	54	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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