

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## St. Marys Mews, Greenshaw Drive

Wigginton, YO32 2SE

By Auction £125,000



Council Tax: B



# 32 St. Marys Mews, Greenshaw Drive

Wigginton, YO32 2SE

By Auction £125,000



## Communal Entrance Area

Enter via a secure entry phone system into the entrance lobby. The communal entrance hall has seating areas, stairs and lift to the first floor, the managers office and laundry room.

## Hallway

Loft access point, airing cupboard

## Shower Room

Walk in shower cubicle with electric shower, vanity unit with inset wash basin, low flush wc, ladder style radiator, part tiled walls, extractor fan

## Lounge

Fireplace with inset electric fire, bay window overlooking communal garden, electric radiator

## Dining Kitchen

Fitted with a range of base and wall mounted units with matching preparation surfaces, inset dingle drainer stainless steel sink unit, integrated electric oven, hob and extractor hood, plumbing for washing machine

## Bedroom One

Window overlooking the communal gardens, fitted wardrobe, electric radiator

## Bedroom Two

Window overlooking the communal gardens, electric radiator

## Agents Note

We are advised that this is a Leasehold Property which has a 120 year lease which commenced in 1987.

Service Charge: £268.15 per month for maintenance fees 23/24

Ground Rent: 0

Council Tax: We are advised that the Council Tax Band for this property is B



## Road Map



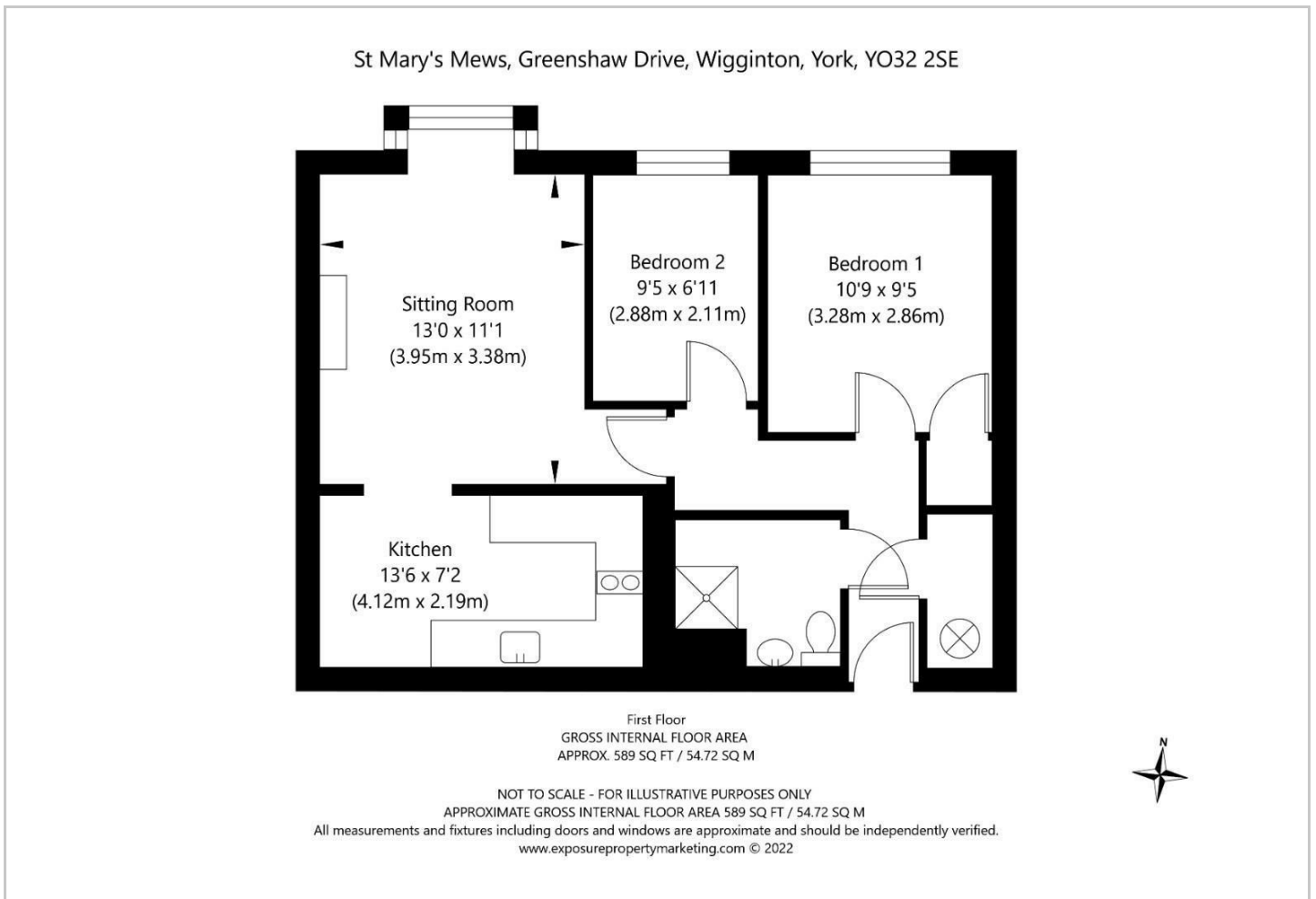
## Hybrid Map



## Terrain Map



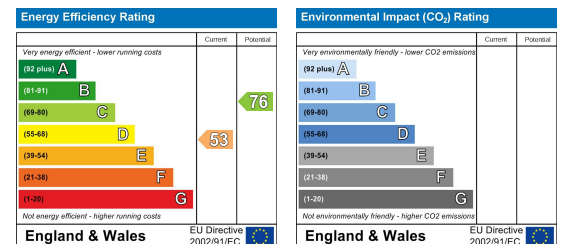
## Floor Plan



## Viewing

Please contact our Hunters Haxby Office on 01904 750555 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.