



**HUNTERS**<sup>®</sup>  
HERE TO GET *you* THERE

 2  |  |  E

# St. Marys Mews, Greenshaw Drive, Wigginton,

## By Auction £115,000



\*FOR SALE VIA TRADITIONAL AUCTION \* GUIDE PRICE £115,000 \* CONTACT THE AUCTIONEER\* FEES APPLY \*  
RETIREMENT FLAT \* OVER 60's \* SOUGHT AFTER DEVELOPMENT \* NO CHAIN \* IMMACULATE \* CLOSE TO  
AMENITIES \* VIEWING RECOMMENDED \* EPC RATING E \* COUNCIL TAX BAND B

A superb opportunity to purchase an immaculate retirement property in the popular village of Wigginton. Ideally located for all the amenities in Wigginton and Haxby it is offered with no onward chain. Situated on the 1st floor it offers spacious accommodation as well as convenience with the reassurance of a managed building and secure entry system. Sure to create a great deal of interest a viewing is highly recommended. EPC rating E and Council Tax Band B. Apply Hunters on 01904 750555.

35 The Village, Wigginton, North Yorks, YO32 2PR | 01904 750555  
ian.dunlop@hunters.com | www.hunters.com

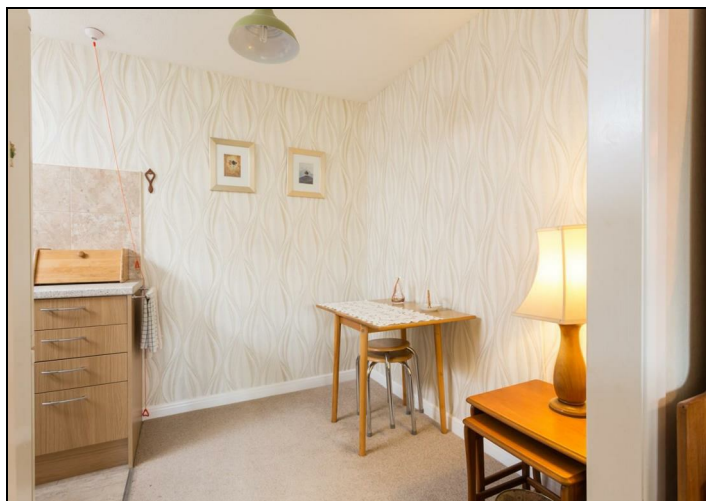


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## KEY FEATURES

- RETIREMENT FLAT
  - OVER 60's
- TWO BEDROOMS
  - IMMACULATE
  - 1ST FLOOR
- ON SITE MANAGER
- COMMUNAL AREAS
  - EPC RATING E
- COUNCIL TAX BAND B

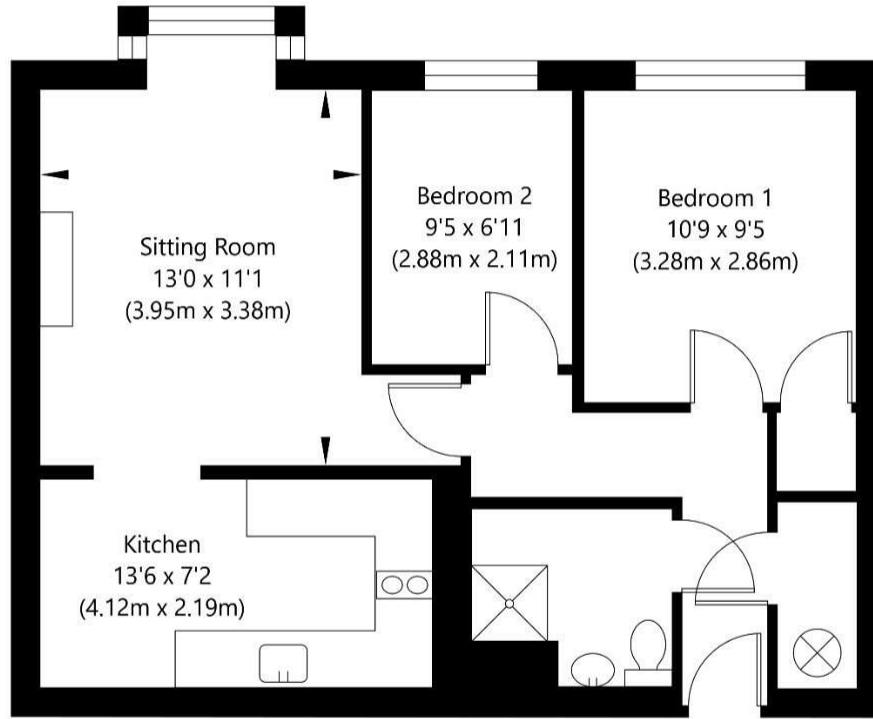








St Mary's Mews, Greenshaw Drive, Wigginton, York, YO32 2SE



First Floor  
GROSS INTERNAL FLOOR AREA  
APPROX. 589 SQ FT / 54.72 SQ M

NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
APPROXIMATE GROSS INTERNAL FLOOR AREA 589 SQ FT / 54.72 SQ M  
All measurements and fixtures including doors and windows are approximate and should be independently verified.  
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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>		(92 plus) <b>A</b>	
(81-91) <b>B</b>		(81-91) <b>B</b>	
(69-80) <b>C</b>		(69-80) <b>C</b>	
(55-68) <b>D</b>		(55-68) <b>D</b>	
(39-54) <b>E</b>		(39-54) <b>E</b>	
(21-38) <b>F</b>		(21-38) <b>F</b>	
(1-20) <b>G</b>		(1-20) <b>G</b>	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
	<b>76</b>		
	<b>53</b>		
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

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