

HUNTERS[®]

HERE TO GET *you* THERE



Town End Gardens

Wigginton, YO32 2PF

Guide Price £450,000



Council Tax: E



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ACCOMMODATION

Enter via UPVC composite door into a porch

ENTRANCE HALL

Stairs to first floor, radiator

LIVING ROOM

UPVC double glazed bay window to front, window to the side, wall mounted electric fire, radiator, under stairs storage cupboard

KITCHEN DINER

Refitted open space that in turn leads through to the dining area and then the garden room. The kitchen is a modern style with matching wall and base units with complementary surfaces over and feature walk in pantry. Integrated appliances include, dishwasher, electric oven, microwave, warming drawer, fridge freezer, one and a half sink drainer, UPVC double glazed window to the rear. induction hob, extractor hood, 2 x radiators, breakfast bar area and space for dining table . UPVC double glazed opaque door to the side,

GARDEN ROOM

Light and airy room with vaulted ceiling with Velux rooflights, patio doors to the garden and additional window to the rear

UTILITY ROOM

UPVC double glazed opaque window to the side, radiator, fitted units for storage and space for washing machine and tumble dryer, extractor fan, access to downstairs wc with wash hand basin

FIRST FLOOR LANDING

Overstairs storage cupboard, loft access via hatch

BEDROOM 1

UPVC double glazed window to the front, radiator, fitted wardrobes with sliding doors

EN-SUITE SHOWER ROOM

Recently fitted shower cubicle with plumbed in shower, low flush wc, radiator, wash hand basin, UPVC double glazed opaque window,

BEDROOM 2

UPVC double glazed window to the front and side, radiator

BEDROOM 3

UPVC double glazed window to the rear, radiator, fitted wardrobes with sliding doors (1 missing)

BEDROOM 4

Currently used as a home office with fitted furniture, UPVC double glazed window to the rear, radiator

STORAGE

The former garage that has been shortened in depth to allow the installation of Utility and WC in the house itself. The remaining area with a remote roller door provides storage for bikes and garden tools etc.

OUTSIDE

The property sits on a corner plot with plenty of off-street parking. The rear garden has been landscaped with a decked area and lawned area with raised beds to the perimeter. There is a paved area to the rear of the house with timber shed

EPC & COUNCIL TAX

The Energy Efficiency Rating is currently 73 (B) with a potential of 83 (B). City of York Council has the property listed in Band E .



Road Map



Hybrid Map



Terrain Map



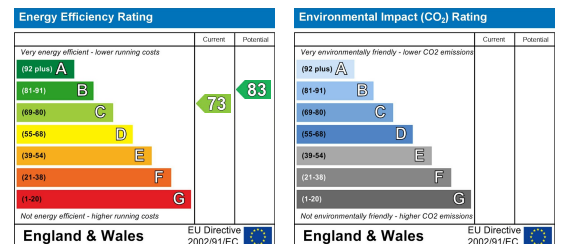
Floor Plan



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.