



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

10 Arenhall Close, Wigginton, York, YO32 2GT



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Asking Price £425,000

This is a surprising bungalow as it sits on a very generous sized plot compared to most detached bungalows close by. Well presented throughout the vendor had the property updated when they bought it in 2014. The impressive kitchen has been reconfigured to allow for more space with the installation of a breakfast bar and integrated appliances.

The bathroom was extended so that a feature bath could be installed and the 3rd bedroom was then made into a dressing room. There is also a conservatory which has had the roof insulated so that it is more usable throughout the seasons and is accessed via a hallway.

Outside is a spacious and generous garage with a workshop behind that offers a fantastic opportunity for anyone with a hobby or could be used as the current owners have as a games room. Anyone with a cherished car or motorbikes will love this!

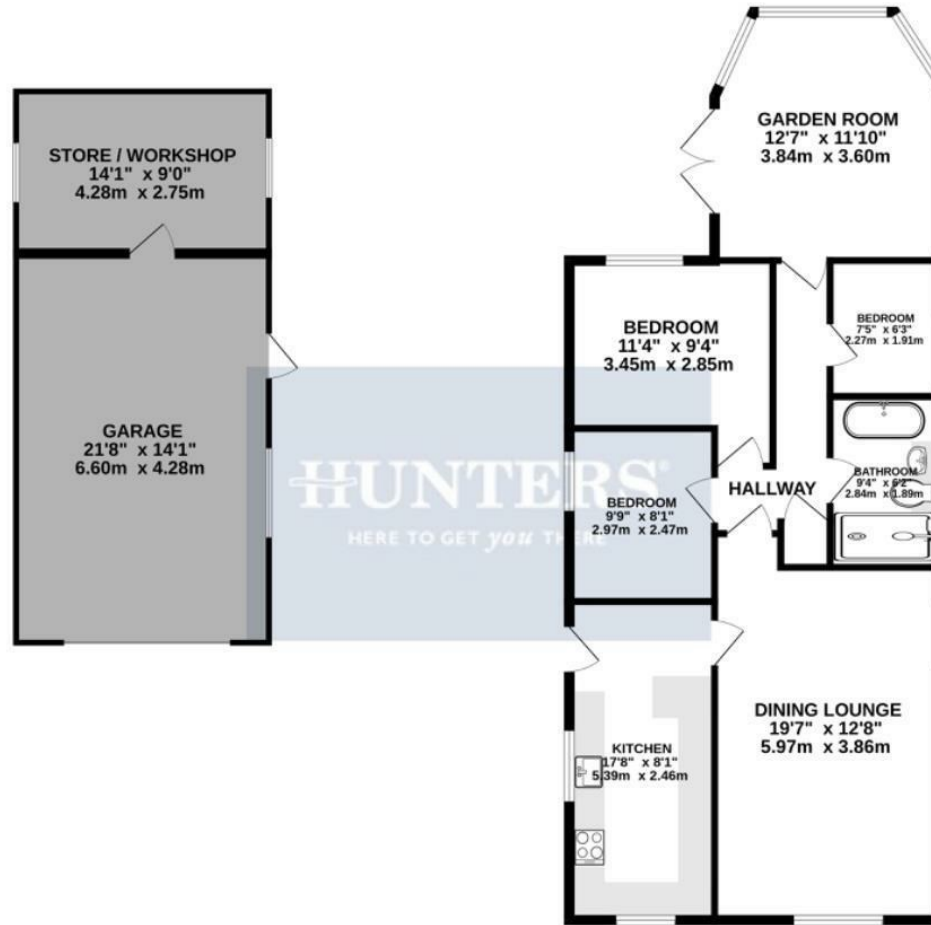
The property is approached by an attractive low maintenance resin drive and the garden faces a westerly direction so is perfect for afternoon sun through to the end of the day!

Come and see this impressive bungalow by calling Hunters in Haxby

Hunters Haxby 35 The Village, Wigginton, YO32 2PR | 01904 750555  
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GARAGE

GROUND FLOOR  
924 sq. ft. (85.8 sq.m.) approx.



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TOTAL FLOOR AREA: 924 sq. ft. (85.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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| Energy Efficiency Rating                    |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (02 plus) <b>A</b>                          |  |                         |           |
| (61-91) <b>B</b>                            |  |                         | 81        |
| (69-80) <b>C</b>                            |  | 66                      |           |
| (55-68) <b>D</b>                            |  |                         |           |
| (39-54) <b>E</b>                            |  |                         |           |
| (21-38) <b>F</b>                            |  |                         |           |
| (1-20) <b>G</b>                             |  |                         |           |
| Not energy efficient - higher running costs |  |                         |           |
| England & Wales                             |  | EU Directive 2002/91/EC |           |

- **SUPERB 2 BED DETACHED BUNGALOW WITH DRESSING ROOM**
- **PLENTY OF OFF-STREET PARKING**
- **CONSERVATORY**
- **STUNNING BATHROOM!**
- **LARGE DETACHED GARAGE WITH WORKSHOP/HOBBY ROOM BEHIND**
- **WEST FACING GARDEN**
- **GENEROUS END OF CUL DE SAC PLOT**
- **LESS THAN HALF MILE WALK TO HAXBY SHOPS**
- **COUNCIL TAX BAND D - EPC RATING D**

### **BREAKFAST KITCHEN**

Fitted in 2018, this lovely kitchen with quartz work surfaces and fitted wall and base units. Integrated appliances include fridge/freezer, dishwasher, ceramic induction hob, electric oven, an additional multi oven (oven, grill & microwave) and a washing machine. There is a central heating radiator and windows to the front and side elevations. The home's central heating boiler is also located in the kitchen hidden away in one of the wall units. There is a door leading to the living diner.

### **LIVING DINER**

The living diner is a generously sized room and can comfortably accommodate both living and dining furniture. There are windows to the front and side elevations and a central heating radiator.

### **INNER HALLWAY**

The inner hallway provides access to the living diner, three bedrooms, a bathroom and the conservatory/garden room. There is also access to the partially boarded loft via a loft hatch.

### **BEDROOM 1**

This bedroom has a central heating radiator and a window to the rear elevation.

### **BEDROOM 2**

This bedroom has a central heating radiator and a window to the side elevation.

### **DRESSING ROOM**

Originally a bedroom but since the bathroom was remodelled it is now utilised as a dressing room. There is a central heating radiator and a window to the side elevation.

### **BATHROOM**

Updated bathroom with the wall having been moved to allow the installation of this superb modern bath whilst also retaining a large walk-in shower, and modern

vanity unit housing the basin and sink. There is also an opaque window to the side.

### **CONSERVATORY / GARDEN ROOM**

Updated with an insulated roof the vendor finds that this space is now able to be used year-round and also enjoys views and access out to the west-facing garden.

### **EXTERNAL**

To the front of the property, the garden is mainly laid to lawn with the addition of a recently laid (2021) resin drive providing ample off-street parking and leads to the detached brick-built garage which has an up-and-over door, power and lighting and has a window and a door to the side. To the rear of the garage, there is a further store/workshop area which has a window to the side elevation.

To the rear of the property, the garden is mainly laid to lawn with the addition of paved seating areas/paths and some stepped planted borders.

### **DISCLAIMER**

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. 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.













