



HUNTERS®
HERE TO GET *you* THERE

Woodlands Avenue, Wigginton, York | Asking Price £239,950
Call us today on 01904 750555



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.

*** 2 BED SEMI DETACHED BUNGALOW *** NO ONWARD CHAIN *** IN NEED OF SOME UPDATING *** POPULAR WIGGINTON LOCATION *** WEST FACING GARDEN *** LARGE DETACHED SINGLE BRICK BUILT GARAGE *** UPVC DOUBLE GLAZING *** GAS COMBI CENTRAL HEATING SYSTEM *** EPC RATING C *** COUNCIL TAX BAND B *** CONTACT HUNTERS HAXBY BRANCH

This is a delightful bungalow as it sits on a west facing plot with a large detached brick built garage with remotely operated up and over door. The bungalow is in need of some updating but already benefits from UPVC double glazing and a gas combi central heating system. Offered with NO ONWARD CHAIN this property could sell quickly. Outside is the west facing garden with paved seating area and the brick built garage which should be able to accommodate a car and is wide enough internally so you should be able to open the car door, alternatively it has great potential as a workshop/hobby space.

The location is just off Wheatfield Lane so about a 15 minute walk to the Haxby shops according to Google Maps.

Call Hunters Haxby to book your viewing asap.

ACCOMMODATION

Enter via UPVC door

BREAKFAST KITCHEN

12'0" x 8'2"

In need of updating the kitchen has been combined with the original entrance hall to now provide a larger area which includes a breakfast bar at the side. There are windows to the front and side so its a light and airy room.

LOUNGE DINER

17'2" x 9'6"

Centred upon the fireplace with electric fire there is a bow window to the front and area at the rear of the room that can house a small dining table

INNER HALL

Former airing cupboard and a loft hatch, access to both bedrooms and bathroom

BEDROOM 1

11'7" x 9'6"

Window to the rear

BEDROOM 2

8'2" x 8'1"

Window to the rear

BATHROOM

8'9" x 4'10"

Bathroom in need of updating with a bath which has an electric shower over, low level flush wc, pedestal wash hand basin, opaque window to the side

OUTSIDE

As mentioned before there is a driveway leading to the detached brick built garage which has a remotely operated door. The garage is above average size for a single and has a large window to the side and personnel door to the garden

making it ideal as a hobby space. The garden is west facing and has the paved seating area and lawn with borders. To the rear of the garage is a greenhouse (missing a couple of panes) and further area beyond ideal for a shed or similar.

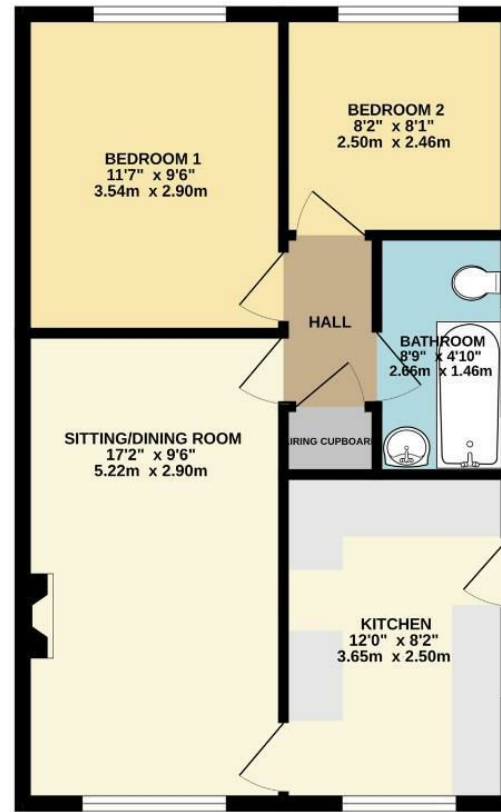
ANTI MONEY LAUNDERING REGULATIONS

By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £45 + VAT per person will apply for these checks, and Coadjute will handle the payment for this service. These anti-money laundering checks must be completed before we can send the memorandum of sale to the solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.

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.

GROUND FLOOR



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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