



HUNTERS[®]

HERE TO GET *you* THERE



Available to purchase is this well-presented two-bedroom semi-detached property located in the village of Wigginton positioned in a cul-de-sac location and within easy access of local amenities. Offering a spacious dining lounge and kitchen to the ground floor and two double bedrooms and a bathroom to the first floor. Also benefitting from an enclosed rear garden and off-street parking. Viewings are highly recommended to appreciate the accommodation on offer. EPC C, Council Tax Band B

- 2 BED SEMI DETACHED HOUSE
- OFF STREET PARKING
- EPC RATING: C
- WELL PRESENTED THROUGHOUT
- GAS CENTRAL HEATING
- COUNCIL TAX BAND: B
- ENCLOSED GARDEN
- DOUBLE GLAZED WINDOWS

PROPERTY DESCRIPTION

The main entrance door is situated to the side elevation of the home, on entering the property you are welcomed into an entrance hall where there is access to the kitchen, dining lounge and an understairs storage cupboard.

The kitchen is fitted with a range of wall and base units, roll top worktops, an integrated stainless steel sink with a mixer tap and space and plumbing for appliances. There is a window and door to the rear elevation providing views and access into the enclosed rear garden.

The dining lounge currently accommodates both living and dining furniture, there is a window to the front elevation and stairs to the first-floor accommodation.

To the first floor the landing area has doors to both of the bedrooms and the bathroom, there is also a window to the side elevation.

Both of the bedrooms are double rooms, the main bedroom which is the larger of the two is located to the front elevation and the second bedroom is to the rear. The second bedroom is fitted with built-in wardrobes.

The bathroom is fitted with a white suite comprising a bath with a sower over and glass shower screen, a pedestal hand wash basin, a toilet, a heated towel rail and access to a storage cupboard.

Externally, the property has a driveway leading down the side of the property and

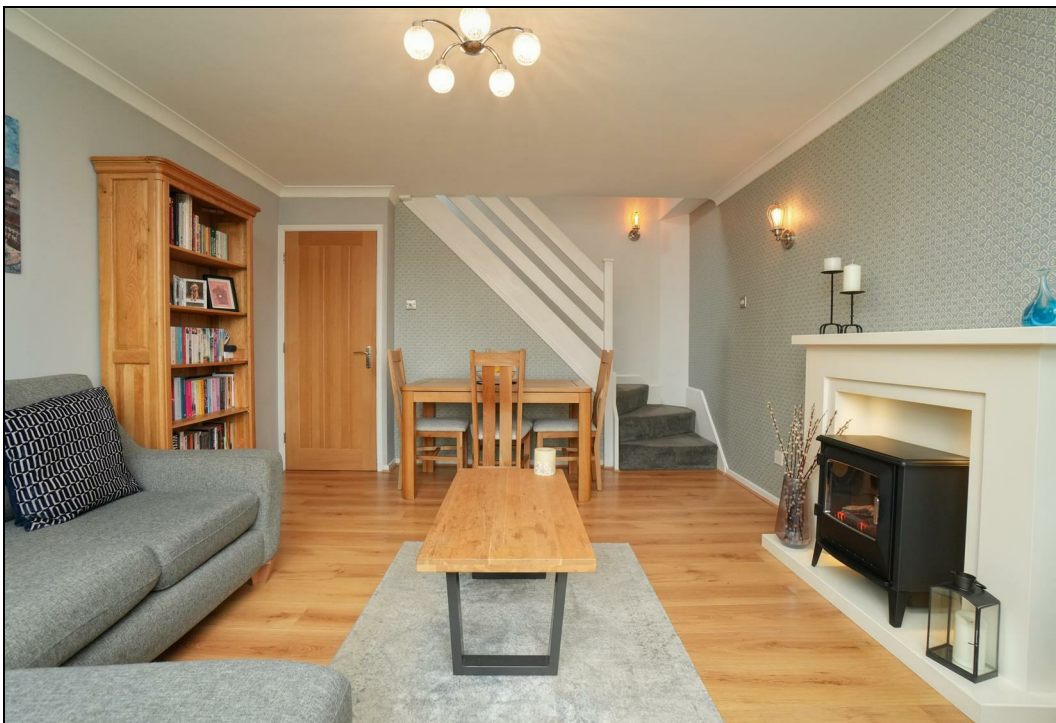
has gardens to both front and rear. The gardens are mainly laid to lawn and there is a plum tree in the front garden. In addition there are two decked seating areas and timber shed as well as paved seating area to the rear of the house.

ADDITIONAL INFORMATION

- Tenure: Freehold
- Gas central heating
- Double glazed windows

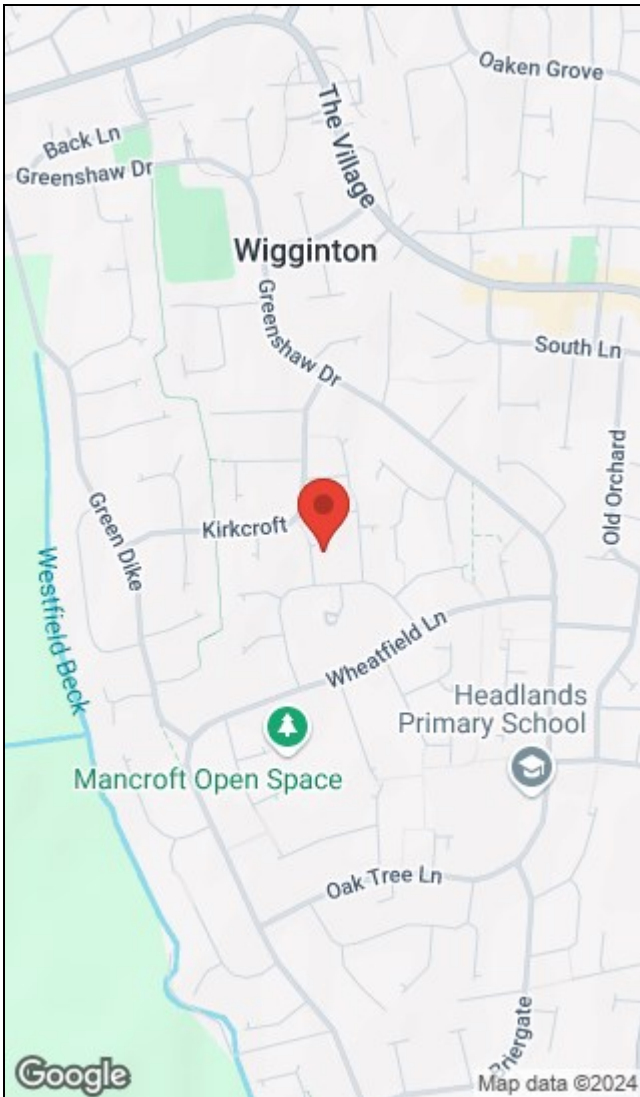
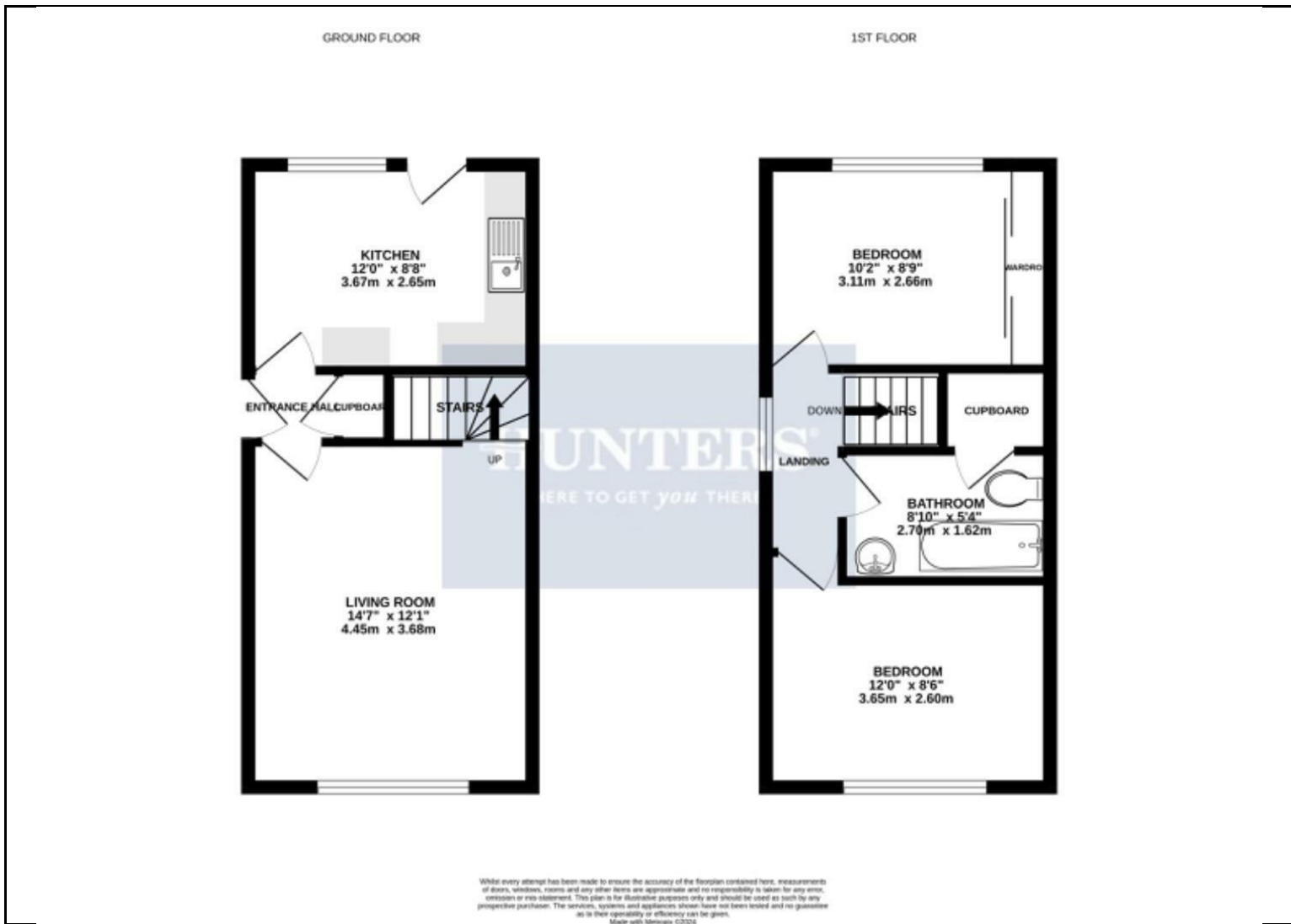
DISCLAIMER

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.









Energy Efficiency Rating	
Current	Potential
	88
72	
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	
England & Wales	

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