

# HUNTERS®

HERE TO GET *you* THERE



## Lockey Croft

Wigginton, York, YO32 2FP

Guide Price £270,000



Council Tax: B





# 4 Lockey Croft

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## Entrance Porch

The property is entered through a UPVC front door, leading into a vestibule. A wooden door then provides access to the lounge and dining area.

## Lounge Diner

Situated at the front of the property, this room can accommodate both living and dining furniture as needed. It features a double-glazed window to the front, an electric fire set within a fireplace surround, and stairs leading to the first floor. A door provides access to the kitchen, and the room includes a central heating radiator, as well as TV and telephone points.

## Kitchen

Accessible from both the lounge/diner and the conservatory, the kitchen is equipped with a range of wall and base units with worktops. It includes a stainless steel sink with a mixer tap and has space and plumbing for appliances, such as a freestanding oven with a gas connection, a fridge, and a washing machine. There is also a window and a glazed door leading into the conservatory.

## Conservatory

Positioned at the rear of the home, this room features windows on all sides, allowing plenty of natural light. A central heating radiator is installed, and UPVC glazed French doors open directly to the rear garden.

## First Floor

The first-floor landing leads to two double bedrooms and the bathroom.

## Bedroom One

Located to the rear elevation there is a window and a central heating radiator. There is also access to a storage cupboard.

## Bedroom Two

Located to the front elevation, there is a window and a central heating radiator.

## Bathroom

The bathroom is fitted with a bath with a shower over and a glass shower screen, a toilet, a pedestal hand wash basin and a central heated towel ladder. There is also an opaque window to the side elevation and a ceiling hatch providing access into the loft.

## External

At the front, there is a low-maintenance gravel garden and a driveway offering off-street parking and access to the garage. The detached garage includes an up-and-over door, power supply, a side window, and a personnel door.

To the rear, the garden is laid to lawn and features a paved seating area and there is also a timber summer house.

## 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.



Road Map



Hybrid Map



Terrain Map



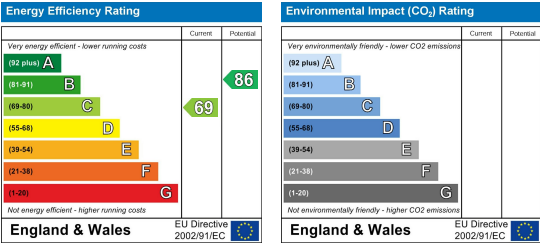
Floor Plan



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



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