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11 Steeple Close, Wigginton, York, YO32 2FQ

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Guide Price £500,000

\*\*\* NO ONWARD CHAIN \*\*\* EXTENDED 4 BED DETACHED \*\*\* ENSUITE SHOWER ROOM \*\*\* TUCKED AWAY CUL DE SAC CORNER POSITION \*\*\* MUCH LOVED FAMILY HOME \*\*\* COUNCIL TAX BAND D \*\*\* EPC RATING C

Situated in the highly sought-after village of Wigginton, just four miles north of York, this spacious family home offers approximately 1,600 sq ft of well-planned living accommodation.

The ground floor comprises an entrance hall, a generous living room, a well fitted breakfast kitchen, and a separate dining room that flows into a garden room —ideal for entertaining or relaxing with views over the garden. Completing the ground floor is a useful utility room and a downstairs WC.

Upstairs, there are four well-proportioned bedrooms, the main bedroom featuring an ensuite shower room and fitted wardrobes. The first floor also benefits from a family bathroom and a separate WC.

Outside, the enclosed rear garden is well maintained. The attached garage leads into a workshop extension, offering great potential to be converted into a home office or hobby room, providing a quiet space away from the main house.

This is a fantastic opportunity to secure a home in one of the area's most desirable villages—definitely one not to be missed!

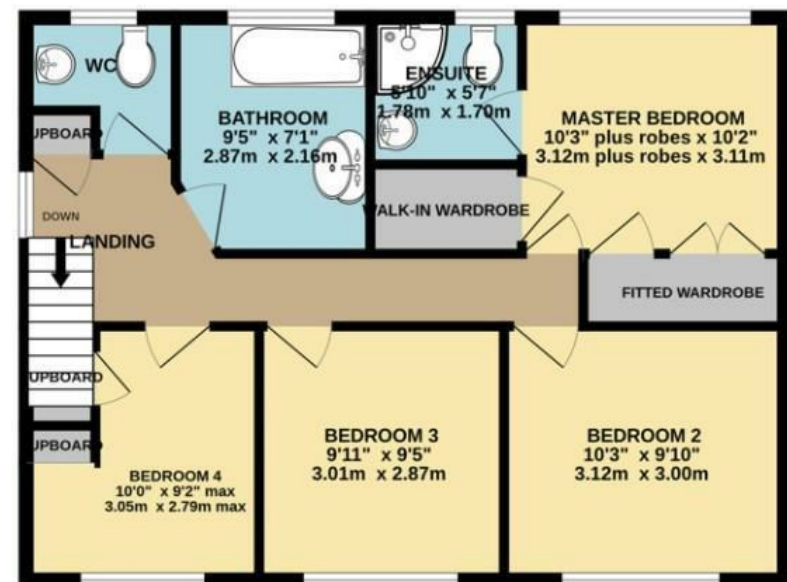
EPC Rating: C: Council Tax Band: D

Hunters Haxby 35 The Village, Wigginton, YO32 2PR | 01904 750555  
haxby@hunters.com | www.hunters.com

GROUND FLOOR



1ST FLOOR



- NO ONWARD CHAIN
- BREAKFAST KITCHEN
- ENCLOSED REAR GARDEN
- COUNCIL TAX BAND D

- EXTENDED 4 BED DETACHED
- GARDEN ROOM
- DRIVEWAY PARKING & GARAGE

- GENEROUSLY SIZED LIVING ROOM
- ENSUITE SHOWER ROOM
- EPC RATING: C

### Location

Wigginton village is serviced by a wide range of local facilities including shops, primary school, sports and health facilities, whilst also being ideally located for the many amenities afforded by York City centre and the A1237 York by-pass, which provides swift and easy access to the local road networks. The village also adjoins Haxby village where there is a range of facilities.

### Property Description

Upon entering the property, you are welcomed into a spacious entrance hall with doors leading to both the living room and the breakfast kitchen. The staircase to the first floor is also accessed from here.

The living room is positioned at the front of the home and features two windows that allow plenty of natural light. A fireplace with an electric fire currently in place adds a cozy focal point to the room. From the living room, you can access the dining room, which flows seamlessly into the garden room. These three areas can be opened up to create a fantastic open-plan space—perfect for entertaining.

The breakfast kitchen is fitted with a range of wall and base units, complemented by worktops and a stainless steel sink with mixer tap. It includes a variety of integrated appliances, along with space and plumbing for a washing machine.

Completing the ground floor is a practical utility room which has been plumbed for hot and cold water ready for a washing machine and sink and gives access to a convenient downstairs WC.

On the first floor, the landing provides access to all four bedrooms. The master bedroom features its own ensuite shower room, which is equipped with a corner shower cubicle, a hand wash basin set in a vanity unit, and a toilet. The master bedroom also benefits from a range of fitted wardrobes and offers access to a convenient walk-in storage area.

The family bathroom, also on the first floor, includes a bath with a shower overhead, along with a foldable glass shower screen. A hand wash basin set in a vanity unit completes the space. Additionally, there is a separate WC, which includes a hand wash basin and a toilet.

To the front of this extended property is a hardstanding area and driveway, providing ample off-road parking and leading to a carport at the side of the house. This continues through to an attached brick-built garage, complete with an up-and-over door, power, and lighting. Beyond the garage is a matching brick-built workshop with a window—offering excellent potential to be converted into a home office or gym subject to relevant permissions.

The rear garden is primarily laid to lawn and features a paved patio area, a separate decked seating space, well-established planted borders, and a timber garden shed.

### Additional Information

- Tenure: Freehold
- Double Glazed Windows
- Gas Central Heating
- Council Tax Band: D
- EPC Rating: To Follow

### 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.











