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Walmer Carr, Wigginton

Guide Price £300,000

UNEXPECTEDLY RETURNED TO THE MARKET - CHAIN IN PLACE

Now available on the open market, this well-presented three-bedroom semi-detached home is located in the sought-after village of Wigginton. Boasting open-plan living and a modern, stylish finish, the property is perfect for buyers seeking a home ready to move straight into. Offering driveway parking, a garage and an enclosed rear garden, early viewings are highly recommended to fully appreciate all that this home has to offer. EPC Rating: C, Council Tax Band: C

360 Tour Available Upon Request

- Three Bedrooms Semi Detached
- Driveway Parking
- EPC Rating: C
- Well Presented
- Garage
- Council Tax Band: C
- Open Plan Living Dining Kitchen
- Enclosed Rear Garden

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

On entering the property, you are welcomed into an entrance lobby which has a door into the ground floor open plan living accommodation and also the stairs to the first floor.

The ground floor accommodation is open plan with a living area to the front elevation and a dining area and kitchen to the rear elevation. There are windows to both the front and rear elevations with the addition of glazed French doors from the dining area into the enclosed rear garden. The living area has access to an understairs storage cupboard.

The contemporary kitchen is fitted with a range of wall and base units with ample worktop area, integrated appliances (fridge freezer, electric ceramic hob and electric oven), an extractor hood and space and plumbing for a washing machine and a slimline dishwasher.

To the first floor, there are three bedrooms (two doubles and one single) and a house bathroom. The house bathroom is fitted with a white suite comprising a bath with a shower over and glass shower screen, a pedestal hand wash basin and a toilet. There is also an opaque window to the rear elevation. On the first floor landing, there is a window to the side elevation and a loft hatch providing access into the attic space via a drop down ladder, which is mostly boarded and this is where the homes gas combi boiler is situated.

Externally, to the front of the home the garden has been gravelled for ease of maintenance and there is a block paved driveway providing off street parking and also leads to the detached garage to the rear which has power and lighting. To the rear of the property, there is an enclosed garden which is mainly lawned with the addition of a paved seating area and established borders.

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.

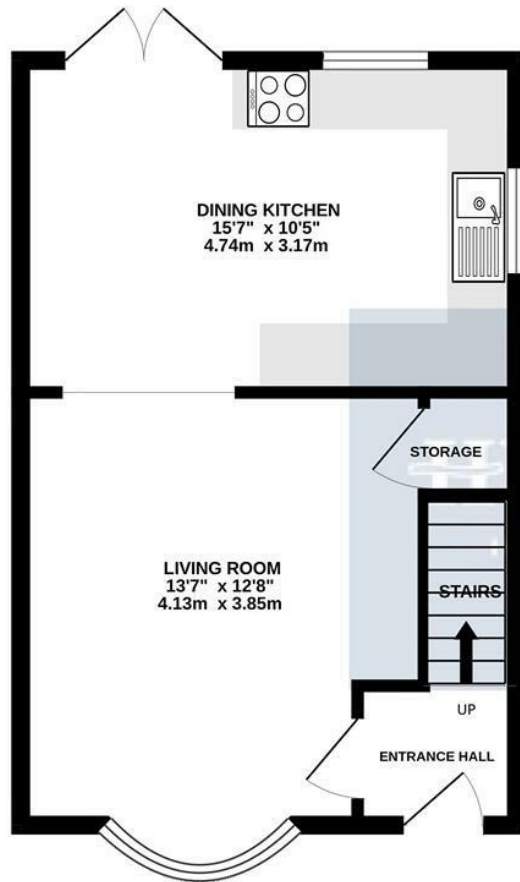




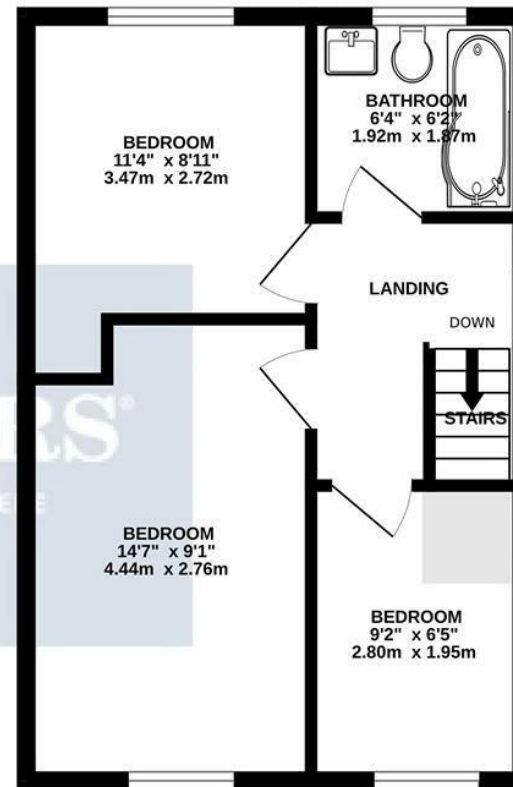




GROUND FLOOR
378 sq.ft. (35.2 sq.m.) approx.



1ST FLOOR
372 sq.ft. (34.6 sq.m.) approx.



TOTAL FLOOR AREA : 751 sq.ft. (69.8 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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