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Barley View, Wigginton, York

Guide Price £280,000

Offered with no onward chain, this two-bedroom home is located in the sought-after village of Wigginton. The property features a spacious dining lounge with bay window, a bright breakfast kitchen, two bedrooms (one with built-in storage), and a bathroom. Externally, there is a lawned front garden, driveway parking, a detached garage, and an enclosed rear garden with lawn, patio, established borders, and greenhouse. The home would benefit from modernisation, offering an excellent opportunity for buyers to create a property to their own taste and style. Call 01904 750555 today to arrange a viewing. Council Tax Band: D EPC Rating: D

- No Onward Chain
- Dining Lounge
- Driveway Parking
- Two Bedroom Detached Bungalow
- South Facing Rear Garden
- Council Tax Band: C
- Breakfast Kitchen
- Detached Garage
- EPC Rating D

Wigginton

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 where there is a range of facilities.

Property Description

The property benefits from access to both the front and side elevations. At the front, a door opens into an entrance lobby which in turn leads through to the spacious dining lounge. A further entrance to the side opens directly into the breakfast kitchen, a bright and welcoming space with two windows and a glazed door allowing plenty of natural light. The kitchen is fitted with a range of wall and base units with ample worktop space, a stainless steel sink with mixer tap, and space and plumbing for appliances including a cooker, washing machine, and under-counter fridge and freezer. The gas boiler is also located here, along with an additional cupboard housing the hot water cylinder.

From the kitchen, an inner hall provides access to the dining lounge, two bedrooms, and the bathroom.

The dining lounge is a generous room positioned to the front of the property, large enough to accommodate both living and dining furniture. A large bay window overlooks the front elevation, with a further smaller side window enhancing the light and airy feel.

Both bedrooms are located to the rear, each enjoying views of the garden, with the second bedroom benefiting from built-in storage. The bathroom completes the internal accommodation, fitted with a bath and shower over with glass screen, a wall-mounted hand wash basin with mixer tap, a toilet, and a centrally heated towel ladder, alongside an opaque side window.

Externally, the front garden is laid mainly to lawn with established shrubs and a small ornamental tree. A driveway provides off-street parking and leads to a detached brick-built garage positioned at the rear of the property, complete with roller door, side window, and power supply. The rear garden is predominantly lawned with established borders, a paved seating area, and a small tree, as well as the addition of a greenhouse.

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.

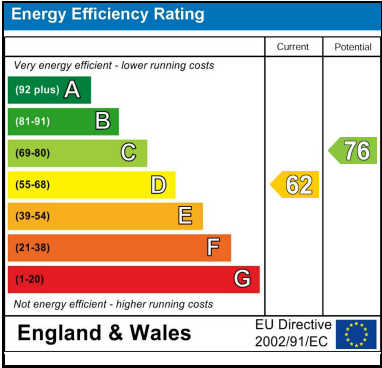
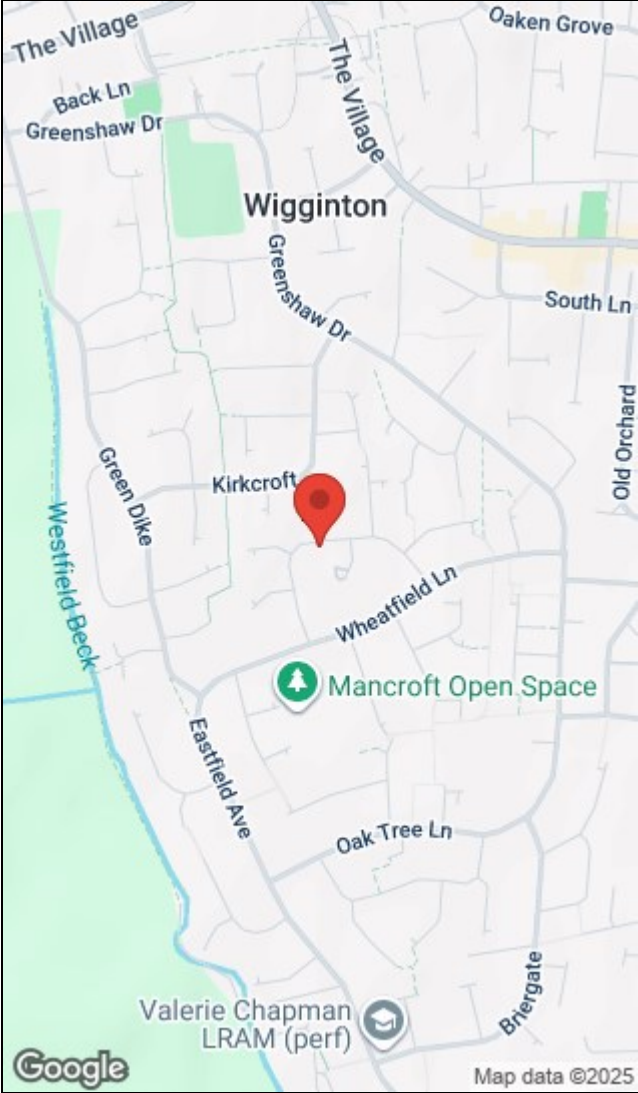
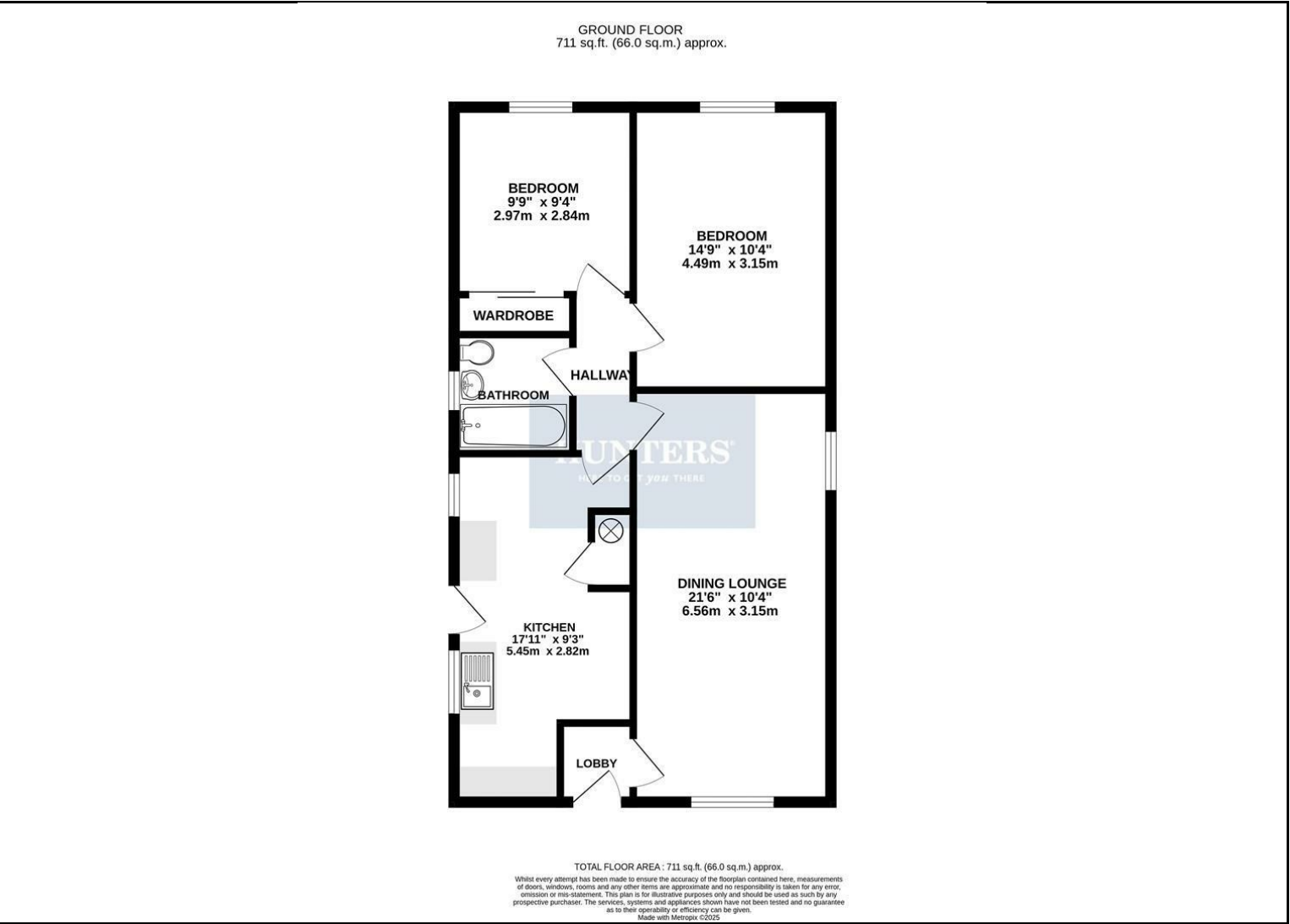
Disclaimer.

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.









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