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31 Walmer Carr, Wigginton, York, YO32 2SX

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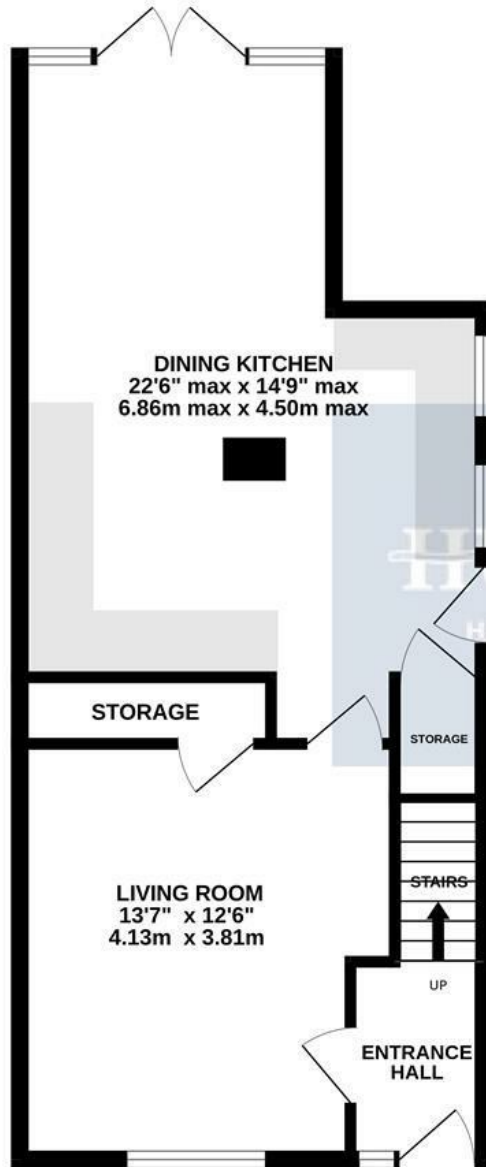
Guide Price £395,000

****PROPERTY VIDEO AVAILABLE**** ****WELL PRESENTED EXTENDED 3 BED DETACHED**** **** SOUTH FACING LANDSCAPED GARDENS**** ****FIELDS TO THE REAR****

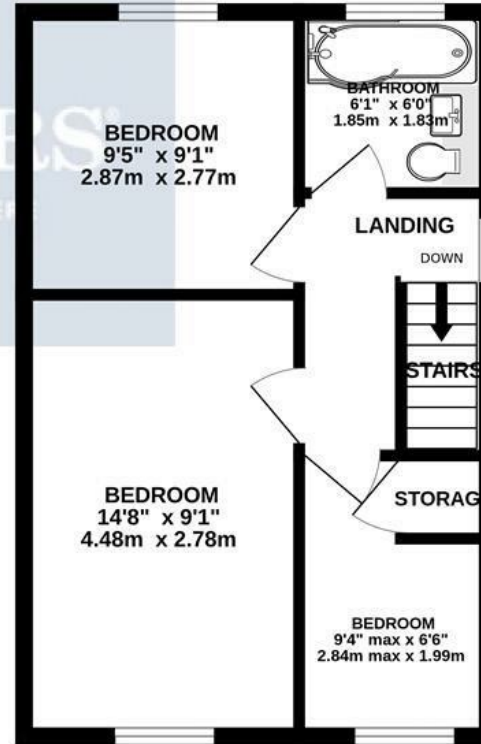
Brought to the open market is this well-presented three-bedroom extended detached family home offering a living room and a versatile dining kitchen on the ground floor, three bedrooms and a contemporary bathroom on the first floor. Externally this home offers thoughtfully landscaped garden space, a garage, off-street parking and delightful countryside views from the south-facing garden. Viewings are a must to appreciate what this property has to offer. EPC Rating: C - Council Tax Band: C

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GROUND FLOOR
521 sq.ft. (48.4 sq.m.) approx.



1ST FLOOR
371 sq.ft. (34.5 sq.m.) approx.



TOTAL FLOOR AREA : 892 sq.ft. (82.9 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B	73	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

- **Three Bedroom Detached Home**
- **Driveway Parking**
- **Countryside Views**
- **Popular Location**
- **Garage**
- **Council Tax Band: C**
- **Extended Dining Kitchen**
- **South Facing Enclosed Rear Garden**
- **EPC Rating: To Follow**

Property Description

On entering the property you are welcomed into an entrance hall where there is a door providing access to the living room and stairs to the first floor accommodation.

The living room is situated at the front elevation of the home. There is a bow window to the front and access to a useful storage cupboard and a further door leading to the dining kitchen.

The extended dining kitchen is the hub of this family home and is perfect for entertaining. Fitted with a range of units with complementary work surfaces, sink with a mixer tap, space and plumbing for a host of appliances (fridge freezer, a gas range cooker, dishwasher, washing machine). In the warmer months of the year, glazed French doors to the rear elevation of the dining kitchen open out into the enclosed south-facing rear garden further extending the entertaining space. Completing the dining kitchen is access to a useful understairs storage cupboard and an external door to the side of the property.

On the first floor, there are doors leading to all three bedrooms and the bathroom. Bedrooms one and three are situated to the front elevation of the home, bedroom three having access to an airing cupboard, bedroom two and the bathroom are to the rear elevation. The refitted bathroom comprises a bath with a shower over and glass shower screen and a toilet and wash basin set in a vanity unit.

Externally to the front of the property, is a smartly presented landscaped garden which provides off-street parking and leads to the side of the property with a single garage beyond which has an up-and-over door and power and lighting. To the rear of the property, the garden has been thoughtfully landscaped with two main seating areas, a paved area adjoining the home and a decked area to the end of the garden with delightful views across open countryside. There are also established herbaceous borders and a low-maintenance artificial lawn.

Additional Information

- Tenure: Freehold
- Council Tax Band: C (City of York)
- EPC Rating: C
- Mains services (gas, water & electric)

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.









