

HUNTERS[®]

HERE TO GET *you* THERE



Walmer Carr

Wigginton, York, YO32 2SX

Guide Price £310,000



Council Tax: C



18 Walmer Carr

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Property Description

On entering the property through the front uPVC glazed door, 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 built-in storage cupboards and access to the understairs storage.

The contemporary kitchen is fitted with a range of wall and base units with contrasting worktops, integrated appliances (fridge freezer, gas hob and electric oven), space and plumbing for a washing machine and an extractor hood.

To the first floor, there are three bedrooms (two doubles and one single) and a house bathroom. All three bedrooms benefit from built-in storage. 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 which is boarded and there is a drop-down ladder.

Externally, to the front of the home the garden has been gravelled for ease of maintenance and there is

a paved driveway. To the rear of the property, there is an enclosed garden which is mainly lawned with the addition of a paved seating area, a timber garden shed and established borders.

Additional Information

- Tenure: Freehold
- Gas Central Heating
- Double Glazed Windows
- EPC Rating: C
- Council Tax Band: C (City Of York)

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



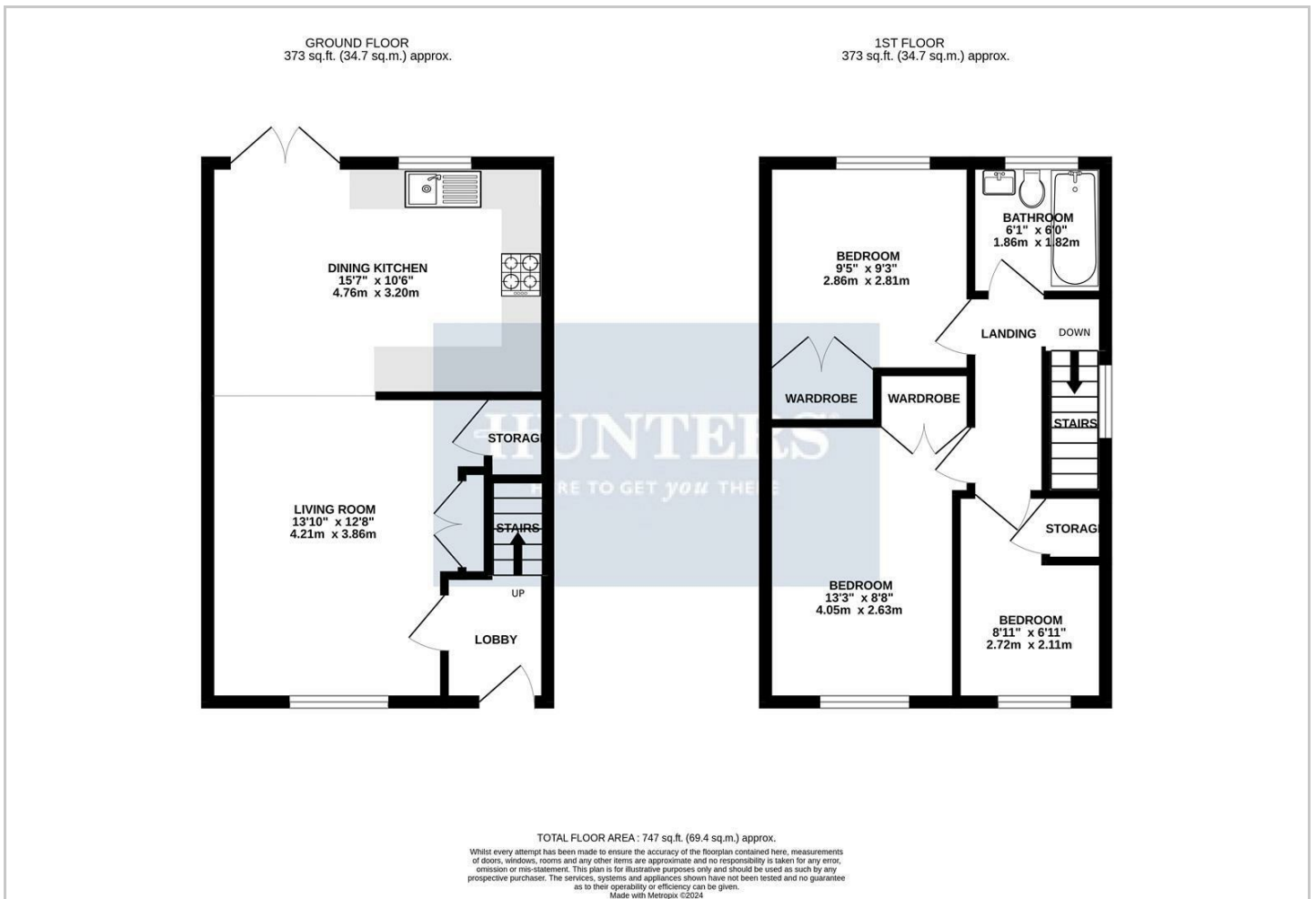
Hybrid Map



Terrain Map



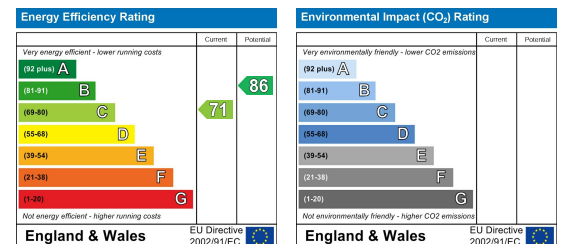
Floor Plan



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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