



## Wildacre Station Road, Wistow, YO8 3UZ

Occupying a plot of ONE ACRE, and available with no upward chain, this pleasant three bed detached bungalow lies in the popular and sought after village of Wistow. The bungalow enjoys oil central heating, UPVC double glazed windows, attached single garage, separate brick store and concrete garage.

This exceptional property is available by appointment through the Agent.

**£550,000**

- One acre plot
- Detached bungalow
- Three bedrooms
- Oil central heating
- Village location
- UPVC double glazing
- Council Tax Band D
- No upward chain
- Outbuildings
- Attached single garage

## Station Road, Wistow, Selby, YO8

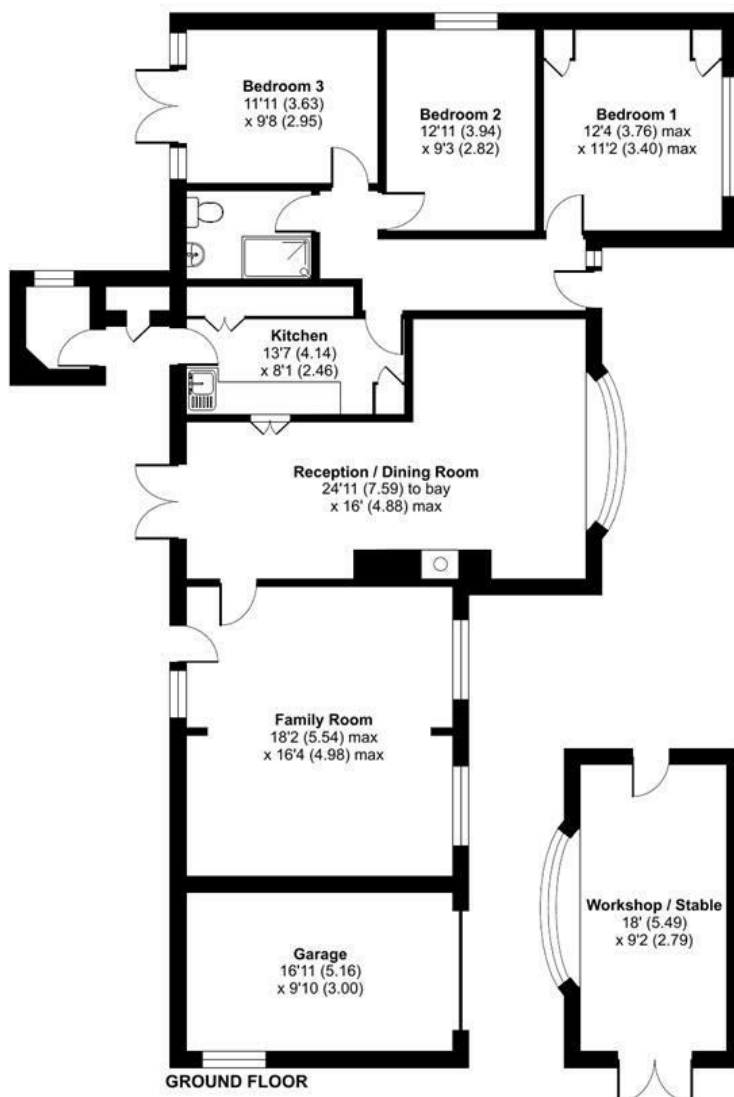
Approximate Area = 1322 sq ft / 122.8 sq m

Garage = 167 sq ft / 15.5 sq m

Outbuilding = 176 sq ft / 16.3 sq m

Total = 1665 sq ft / 154.6 sq m

For identification only - Not to scale



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Keith Taylor Estate Agents. REF: 1147401

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
		56	76
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		