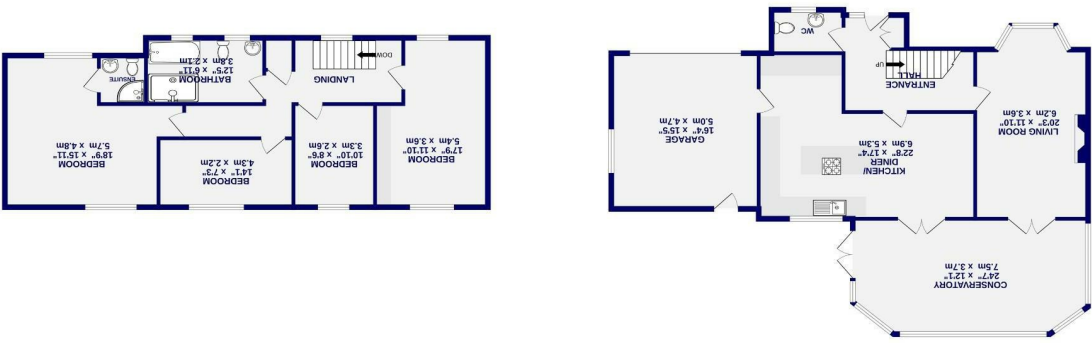




Manor Garth Wigginton, York YO32 2WZ

Freehold
Council Tax Band - E

- Four-Bedroom Detached Home
- Generous Kitchen Diner With Island
- Principal Bedroom With Ensuite
- Large Conservatory Overlooking Garden
- Double Garage & Gated Driveway
- Private Rear Garden & Countryside Nearby
- Highly Regarded Wigginton Location
- EPC TBC



TOTAL FLOOR AREA: 2082 sq ft (193.4 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the layout, measurements of rooms and any other areas are approximate. It is included in the plan the garages will form part of the overall floor area and no responsibility is taken for any error, omission or mis-statement. The plan is for illustrative purposes only and should be used as such by any prospective purchaser. The plan is for and appliances shown have not been tested and no guarantee as to their operability.
Made with Metropix (2020)

These particulars have been prepared as accurately and as reliably as possible, but should not be relied upon as 'statement of fact'. If there is any point which is of particular importance to you, please contact the office and we would be pleased to check the information. We have not tested any services, appliances, equipment or facilities and nothing in these particulars should be deemed to be a statement that they are in good working order, or that the property is in good structural condition or otherwise. Any areas, measurements, floor plans or distances referred to are given as a guide only and are not precise. Purchasers must satisfy themselves by inspection or by otherwise regarding the items mentioned above and as to the correctness of each of the statements contained in these particulars. No person in the employment of Ashtons has any authority to make or give any representation or warranty whatsoever in relation to this property or these particulars nor enter into any contract relating to the property on behalf of the vendor. Please note that some images may have been edited with the use of AI. We are legally required to carry out AML checks for all purchasers, sellers and giftors, which become mandatory once an offer has been accepted. There is a non-refundable fee of £30 + VAT per purchaser and per giftor for these checks.

Manor Garth
Wigginton, York
YO32 2WZ

£650,000

4 2

A substantial four-bedroom detached home, occupying a generous and private position on the outskirts of the popular village of Wigginton, with beautiful countryside close by.

Wigginton is a highly regarded village offering a range of local amenities, well-regarded schooling and excellent access to York, while the surrounding countryside provides an attractive setting for walking and outdoor pursuits. The property offers generous and versatile accommodation, together with a gated driveway, double garage and private rear garden.

The welcoming entrance hall leads into an impressive kitchen diner, providing a generous sociable space with a substantial wooden kitchen, integrated appliances and a large central island with gas hob. To the front is a spacious living room featuring a bay window and attractive cast iron fireplace, while both the kitchen and living room open into a large tiled conservatory overlooking the garden, creating a versatile additional reception space.

To the first floor are four well-proportioned bedrooms, including two particularly generous rooms. The principal bedroom benefits from an ensuite shower room, while the remaining bedrooms are served by a spacious family bathroom featuring both a bath and separate shower, with wet-room facilities providing additional practicality.

Outside, the property enjoys a private, hedged rear garden with a generous lawn and paved patio adjoining the conservatory, providing an excellent space for outdoor seating and entertaining. To the front, a gated driveway provides ample parking and leads to the double garage.

Offering generous accommodation, excellent flexibility and a particularly appealing village-edge position, this is a substantial family home with much to recommend it. Early viewing is advised to appreciate the space and setting on offer.

Council Tax Band E

