Back Lane, York YO32 2ZH

£375,000

Stephensons
estate agents & chartered surveyors

This individually designed detached home offers generous and versatile accommodation in a particularly appealing position in Wigginton, with established gardens, driveway parking and an integral garage. Offered chain free, the property has been well maintained over the years and provides an excellent opportunity for a new owner to live in a quiet non estate position, within Wigginton village, near the local primary school and transport links.

Tenure: Freehold
Services/Utilities: Mains Gas, Electricity, Water and Sewerage are understood to be connected
Broadband: Up to 1000 Mbps*
EPC Rating: TBC
Council Tax: D

Current Planning Permission: No current valid planning permissions

Imagery Disclaimer: Some photographs and videos within these sales particulars may have been digitally enhanced or edited for marketing purposes. They are intended to provide a general representation of the property and should not be relied upon as an exact depiction.

*Download speeds vary by broadband providers so please check with them before purchasing.

The ground floor is arranged around a spacious dining hall, creating an inviting central area with plenty of room for a full-size dining table. To the rear is a particularly generous sitting room, extending to approximately 19'8" and featuring a brick fireplace together with French doors opening directly onto the garden.

The separate kitchen is fitted with a range of traditional timber-fronted units, providing good cupboard and worktop space, while an adjoining utility room offers further practical storage, access to the integral garage and a combination boiler which was installed as recently as January 2026. A ground floor WC completes the accommodation at this level. The existing layout provides well-proportioned rooms and considerable potential to create a superb contemporary home.

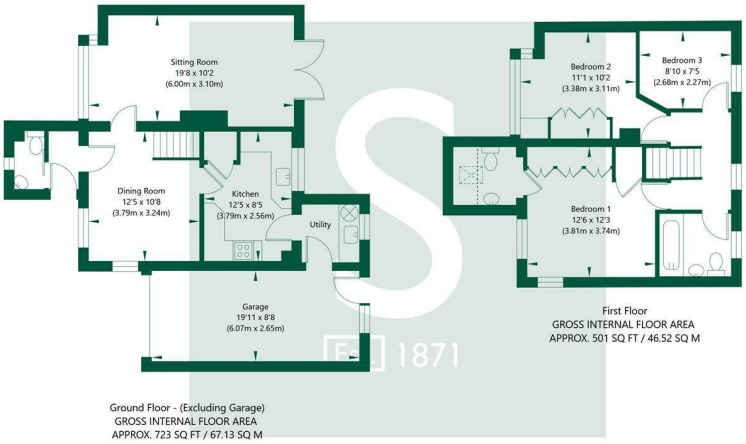
Upstairs are three bedrooms, with the principal bedroom being a notably spacious room with extensive fitted wardrobes and the benefit of an en suite WC and wash basin. Bedroom two is another comfortable double with fitted storage, while bedroom three provides a useful single bedroom, nursery or home office. The family bathroom is finished with extensive tiling and incorporates a bath with shower over, wash basin and WC.

Outside, the property is set back behind a beautifully established front garden, with mature shrubs and colourful planting creating an attractive approach. A driveway provides off-street parking and leads to the integral garage. The rear garden is another real highlight, with a paved terrace immediately behind the house, a central lawn and well-stocked borders containing an abundance of mature shrubs, plants and trees, together with a greenhouse.

Location is a particular selling point, with the property situated in the highly regarded village of Wigginton, a sought-after setting on the northern outskirts of York. The village offers a strong community atmosphere and convenient access to local amenities, while neighbouring Haxby provides an even broader selection of shops, cafés and everyday services. With York readily accessible beyond, this is an appealing combination of village living and city convenience.

Offered with no onward chain, the property represents an increasingly rare opportunity to acquire a substantial detached home in Wigginton, with generous accommodation, attractive gardens and plenty of scope to update and add value over time

Back Lane, Haxby, YO32 2ZH



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 1224 SQ FT / 113.65 SQ M - (Excluding Garage)
All measurements and fixtures including doors and windows are approximate and should be independently verified.
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