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**Situated in the sought-after village of Wigginton, this beautifully presented three-bedroom home offers stylish and spacious accommodation ideal for modern family living. The property features an impressive open-plan living, dining kitchen with integrated appliances, a garden room overlooking the rear garden, and a recently refurbished downstairs WC. To the first floor are two generous double bedrooms, a well-proportioned single third bedroom, and a contemporary updated family bathroom. Externally, the property benefits from off-street parking to the front and a well-maintained enclosed South facing rear garden. EPC Rating: C , Council Tax Band: C**

## **Wigginton**

Wigginton village is serviced by a wide range of local facilities including shops, primary school, sports and health facilities, whilst also being ideally located for the many amenities afforded by York City centre and the A1237 York by-pass, which provides swift and easy access to the local road networks. The village also adjoins Haxby where there is a range of facilities.

## **Property Description**

Upon entering the property, you are welcomed into an entrance hall which provides access to the open-plan living accommodation, a recently updated downstairs WC, and the staircase leading to the first-floor accommodation.

The heart of the home is the impressive open-plan living, dining kitchen, creating a superb space for modern family living and entertaining. The living area benefits from a large window to the front elevation, allowing for plenty of natural light.

The dining kitchen offers ample space for a dining table and chairs and is fitted with a comprehensive range of wall and base units complemented by generous worktop space. Integrated appliances include an induction hob, double electric oven with grill, dishwasher, and fridge freezer, while the composite sink benefits from a mixer tap with boiling water functionality. A useful understairs storage cupboard is also accessed from the kitchen area. Sliding glazed doors lead through to the garden room, enjoying attractive views over the well-maintained rear garden, the garden room also provides direct access outside, creating a seamless connection between the indoor and outdoor living spaces. A separate door from the kitchen also leads directly to the rear garden.

Completing the ground floor accommodation is the recently refurbished WC, fitted with a toilet and hand wash basin.

To the first floor, the landing provides access to three bedrooms and the family bathroom. Bedrooms one and two are generous double rooms, while bedroom three is a single room. The second bedroom benefits from a range of fitted wardrobes, providing excellent storage.

The recently updated bathroom is fitted with a contemporary suite comprising an L-shaped bath with shower over and glazed screen, together with a hand wash basin and WC set within a vanity unit offering a range of useful storage cupboards.

Externally, to the front of the property, the garden has been thoughtfully designed for ease of maintenance, featuring a gravelled area alongside a paved driveway providing off-street parking and access to the garage. The garage benefits from an up-and-over door to the front, a personnel door to the rear, power and lighting, and space and plumbing for a washing machine and tumble dryer, and also houses the property's boiler. To the rear, the enclosed South facing garden is well maintained and predominantly laid to lawn, complemented by paved seating areas and well-stocked established borders.

## **Anti Money Laundering Regulations**

By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £45 + VAT per person will apply for these checks, and Coadjute will handle the payment for this service. These anti-money laundering checks must be completed before we can send the memorandum of sale to the solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.

## **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.





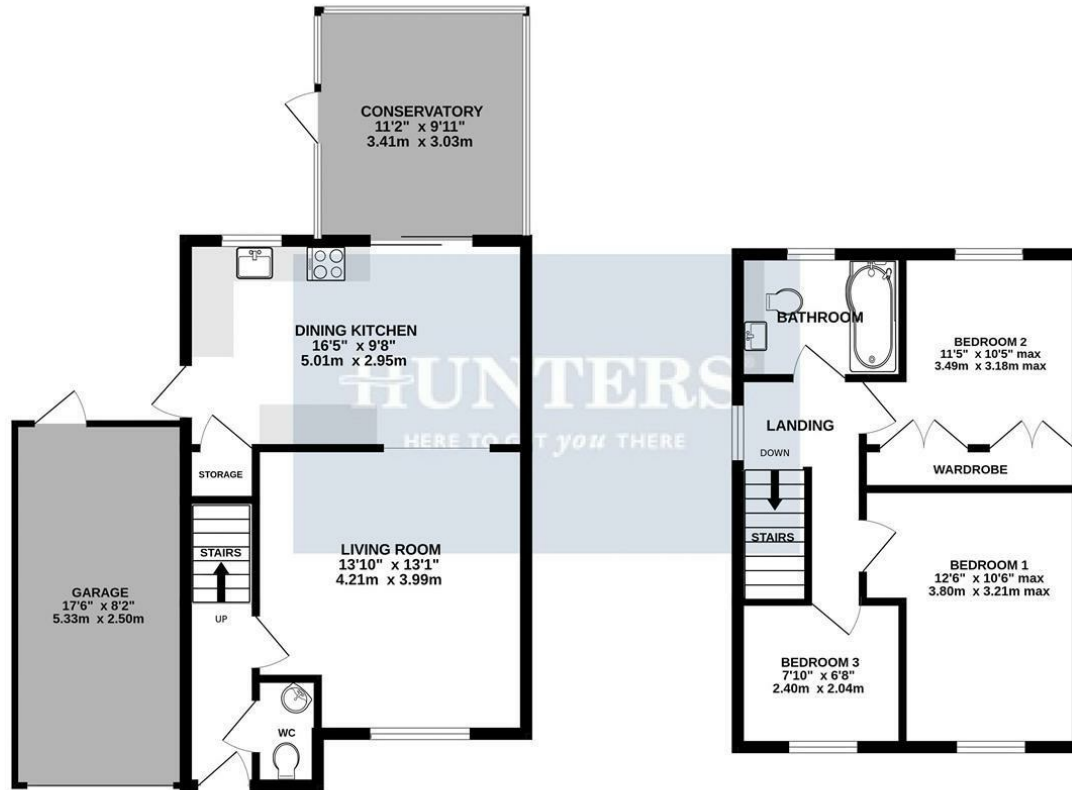






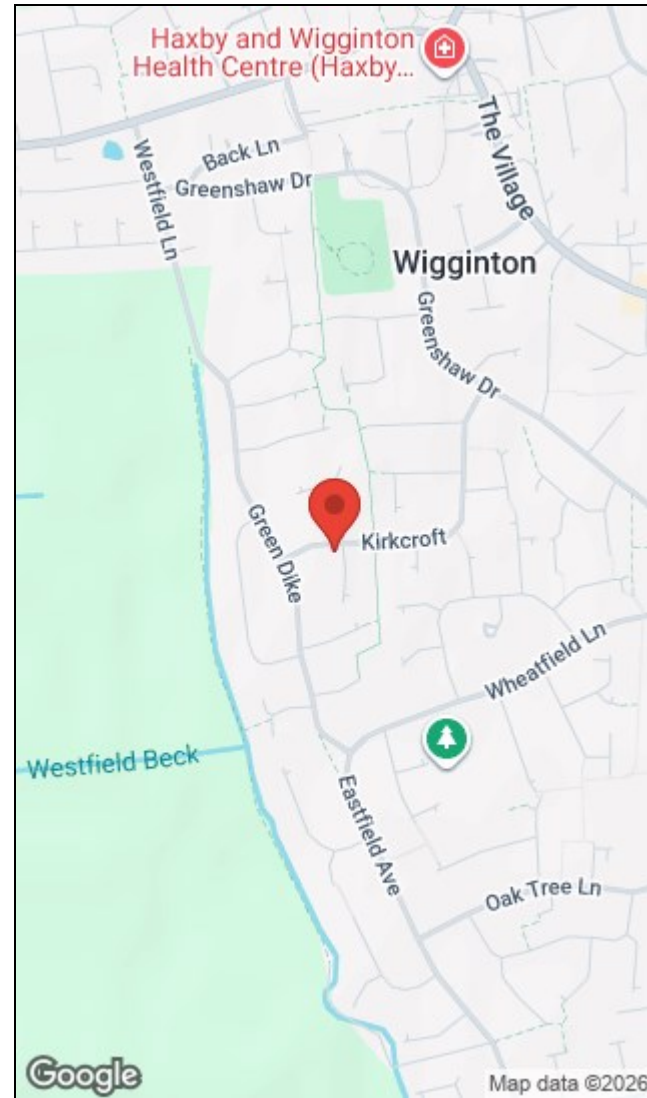
GROUND FLOOR  
409 sq.ft. (38.0 sq.m.) approx.

1ST FLOOR  
393 sq.ft. (36.5 sq.m.) approx.



TOTAL FLOOR AREA : 803 sq.ft. (74.6 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) <b>A</b>			<b>83</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>70</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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