



HUNTERS[®]

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Located in the popular village of Wigginton, this thoughtfully extended three bedroom semi-detached home offers well presented and versatile accommodation, ideal for modern family living. The property features a welcoming entrance hall, a cosy front sitting room with electric fire, and an extended kitchen with ample unit space and natural light. A standout feature is the impressive open plan dining family room, complete with skylight windows and French doors opening onto the rear garden, creating a bright and spacious living environment. To the first floor are three bedrooms, a family bathroom and a study. Externally, the property benefits from gardens to both the front and rear, with the rear garden offering a paved seating area and a barked section ideal for a children's play area, as well as a garage (en-bloc) adding further practicality. 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 greeted by a welcoming entrance hall with stairs rising to the first floor and useful under stairs storage. To the front, a comfortable sitting room is centred around a modern electric fire, creating a cosy living space. The extended kitchen is fitted with a range of matching wall and base units with complementary work surfaces, providing space for appliances and enjoying natural light from windows to both the front and rear.

The dining family room opens seamlessly from the kitchen and has been thoughtfully designed to create a bright and spacious environment, featuring wood effect flooring, recessed lighting, skylight windows and French doors leading out to the rear garden.

Upstairs, there are three well proportioned bedrooms, with the main bedroom benefiting from an airing cupboard. The family bathroom is fitted with a bath with shower over, wash hand basin and WC. There is also a 4th room which is a home office with window to the rear.

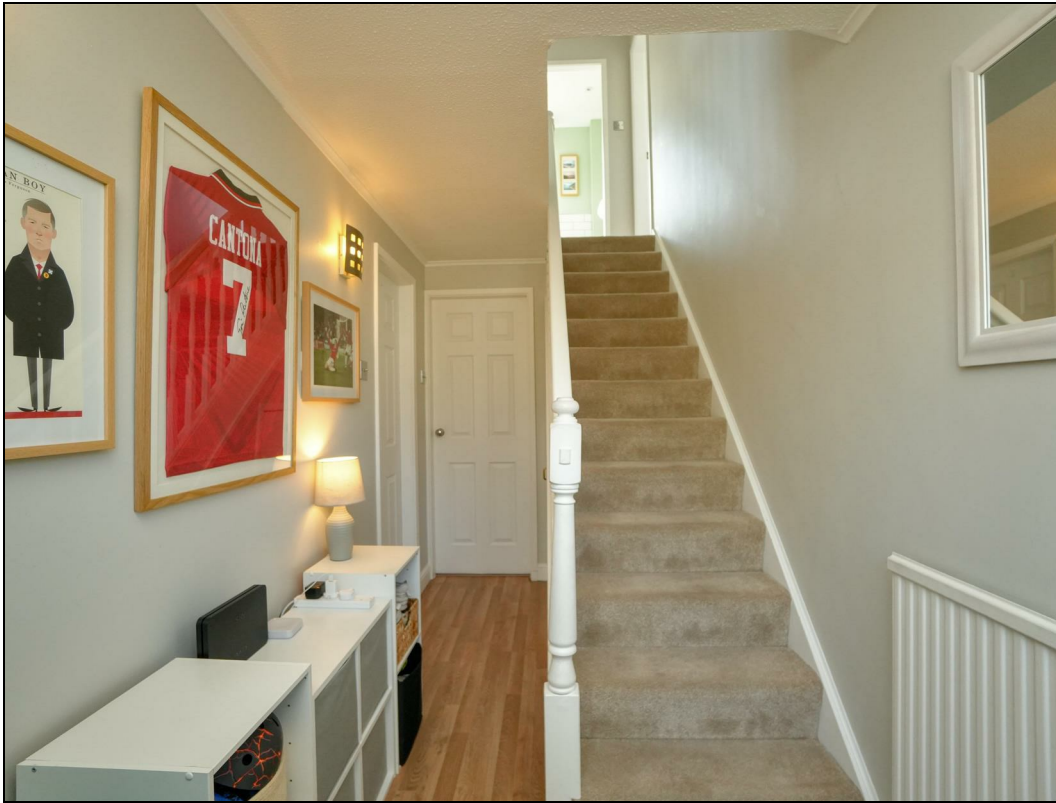
Externally, the property benefits from gardens to both the front and rear. The front garden is laid to lawn with a planted bed of established shrubs, while the small rear garden is predominantly laid to lawn and also features a paved seating area along with a barked section, ideal for a children's play area, providing an excellent space for outdoor relaxation. A garage (en-bloc) further adds to the practicality of the home. The parking is on street.

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.

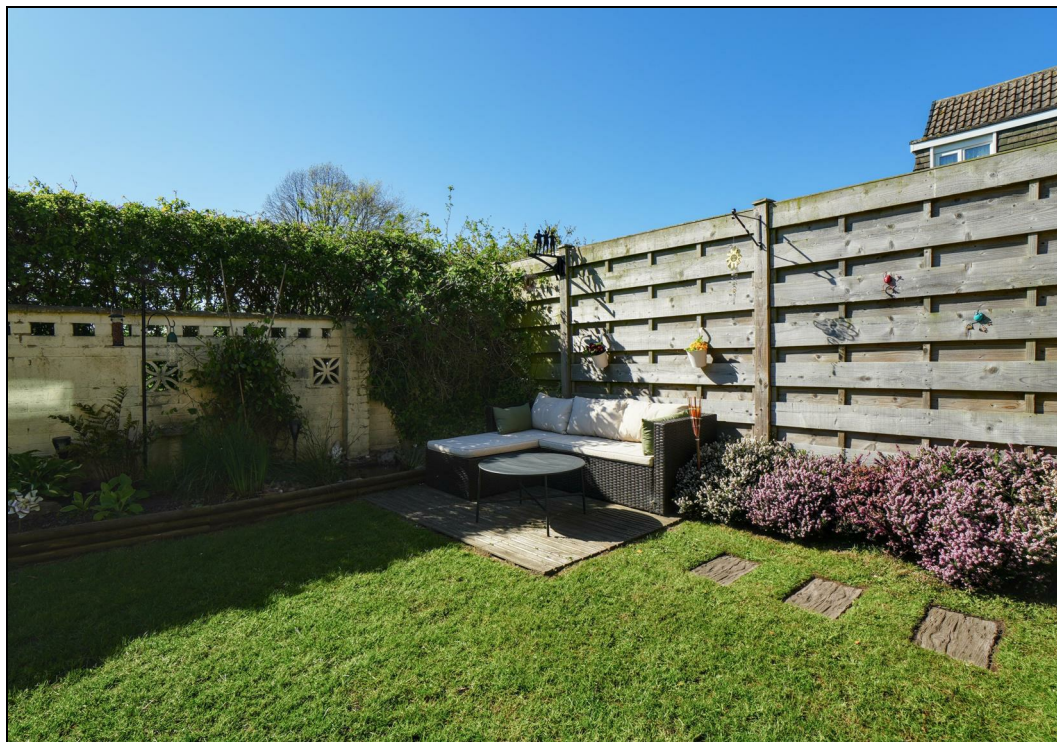






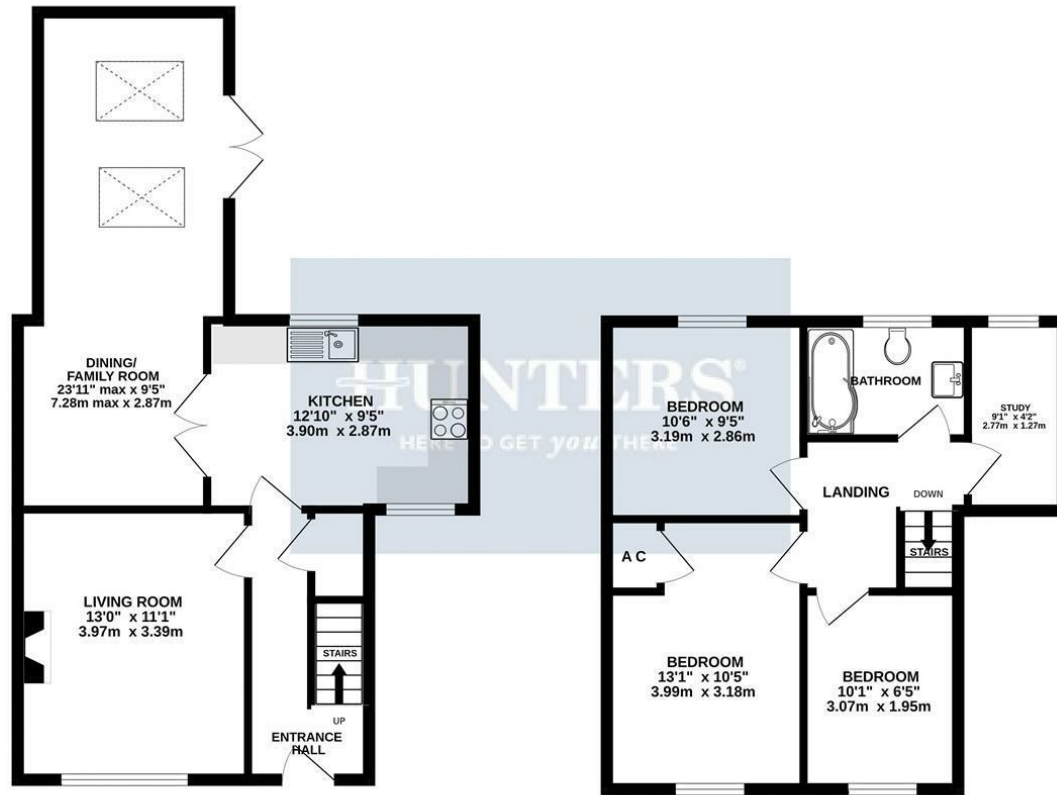






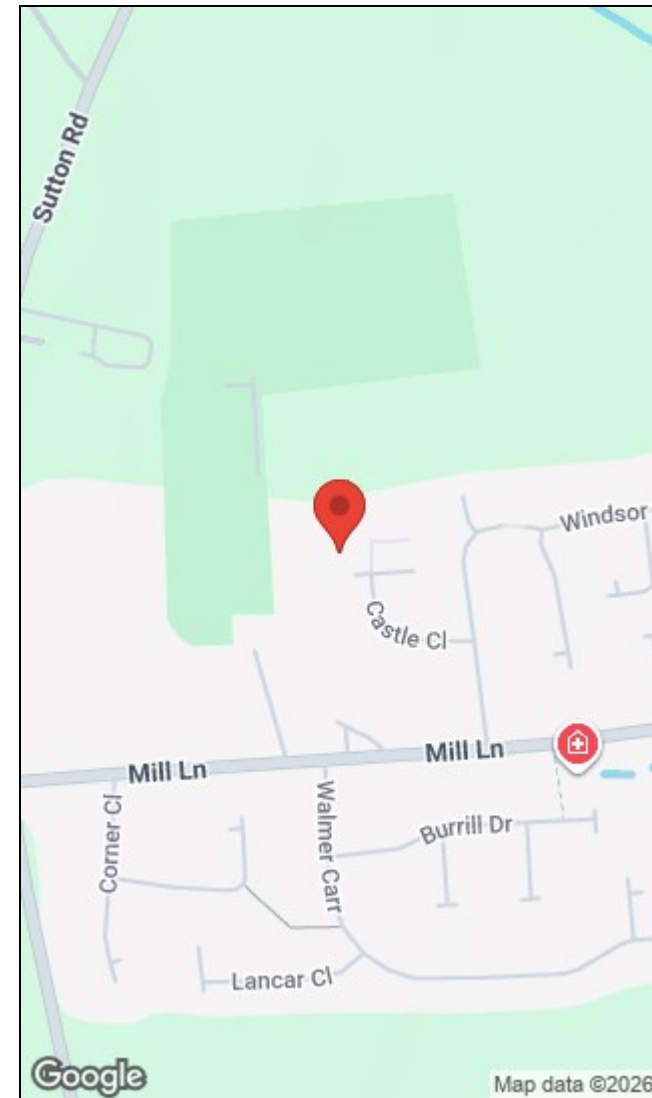
GROUND FLOOR
550 sq.ft. (51.1 sq.m.) approx.

1ST FLOOR
425 sq.ft. (39.5 sq.m.) approx.



TOTAL FLOOR AREA : 976 sq.ft. (90.6 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) A			
(81-91) B			
(69-80) C		75	81
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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