



114 High Grange Way

, Wingate, TS28 5FG

£295,000



Nestled on High Grange Way in the charming village of Wingate, this modern detached house presents an exceptional opportunity for first-time buyers. Built less than two years ago, the property boasts a contemporary design and offers a stunning outlook to the front, enhancing its appeal.

Inside, you will find two spacious reception rooms, perfect for both relaxation and entertaining. The property features four well-proportioned bedrooms, providing ample space for family living or guests. With two bathrooms, morning routines will be a breeze, ensuring convenience for all.

The integrated kitchen is a highlight of the home, designed for both functionality and style, making it a delightful space for culinary enthusiasts. The large rear garden offers a private outdoor retreat, ideal for summer gatherings or simply enjoying the fresh air.

Parking is a significant advantage, with space for three vehicles, including a double drive and a garage, ensuring that you will never be short of parking options. The location is particularly advantageous, being close to both



A map of the Wingate area in North Yorkshire. The map shows the A19 road running vertically and the B1281 road running horizontally. Wingate is labeled on the left. Wellfield Community School is marked with a school icon and labeled. Shotton is labeled at the top right. The map includes green areas for fields and blue lines for roads and water features. The Google logo is in the bottom left, and 'Map data ©2026' is in the bottom right.

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Energy Efficiency Rating

Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

Environmental Impact (CO₂) Rating

Rating	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		

England & Wales EU Directive 2002/91/EC