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 4  2  1  C

# Mill Lane, Wigginton, York

## Guide Price £550,000



Impressively spacious four bedroom detached bungalow, available to purchase and ideally positioned in this sought-after village. Set back along a private driveway, the property enjoys a high degree of privacy while still offering convenient access to local amenities and York city centre. The accommodation comprises an entrance hall, a generous open plan sitting and dining room, and a well-appointed breakfast kitchen. The principal bedroom benefits from a refitted en-suite shower room, alongside two further bedrooms and a refitted house bathroom. A fourth bedroom offers flexibility for use as an additional reception room or home office. Externally, the property features extensive off-street parking, a garage, and private enclosed gardens. EPC Rating: C, Council Tax Band: E

- **Wigginton Village Location**
- **Spacious Breakfast Kitchen**
- **Refitted Ensuite Shower Room**
- **Council Tax Band: E**
- **4 Bedroom Detached Bungalow**
- **L-shaped Living Diner**
- **Large Garage - Generous Off Street Parking**
- **Over 1400 sqft Accommodation**
- **Refitted Family Bathroom**
- **EPC Rating: 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**

Accessed via a private driveway, the property opens out into a generous parking area, providing access to both the main house and a detached garage. Upon entering, you are welcomed into an entrance hall with doors leading to the kitchen and a spacious dining lounge. The dining lounge features windows to two elevations along with glazed French doors opening to the side of the property, and offers ample space for both living and dining furniture.

The kitchen is well appointed with a range of wall and base units, work surfaces, a stainless steel sink with mixer tap, an electric cooker, and space and plumbing for additional appliances including a fridge freezer, dishwasher and washing machine. An external door also provides access to the side of the property.

An inner hallway leads to three bedrooms, including the principal bedroom which benefits from fitted wardrobes and a recently updated en-suite shower room comprising a walk-in shower cubicle, wash hand basin and WC. The house bathroom has also been modernised and features a bath with shower over and glass screen, wash hand basin and WC. Completing the accommodation is a fourth bedroom accessed from the entrance hall, offering flexibility as a home office or hobby room if required.

Externally, the property benefits from ample off-street parking and a large garage with an up and over door, power and lighting. The gardens have been designed for low maintenance, with gravelled and paved areas to the side and rear, including a seating area. Beyond this, there is a generous lawned garden complemented by established trees and shrubs.

## **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.



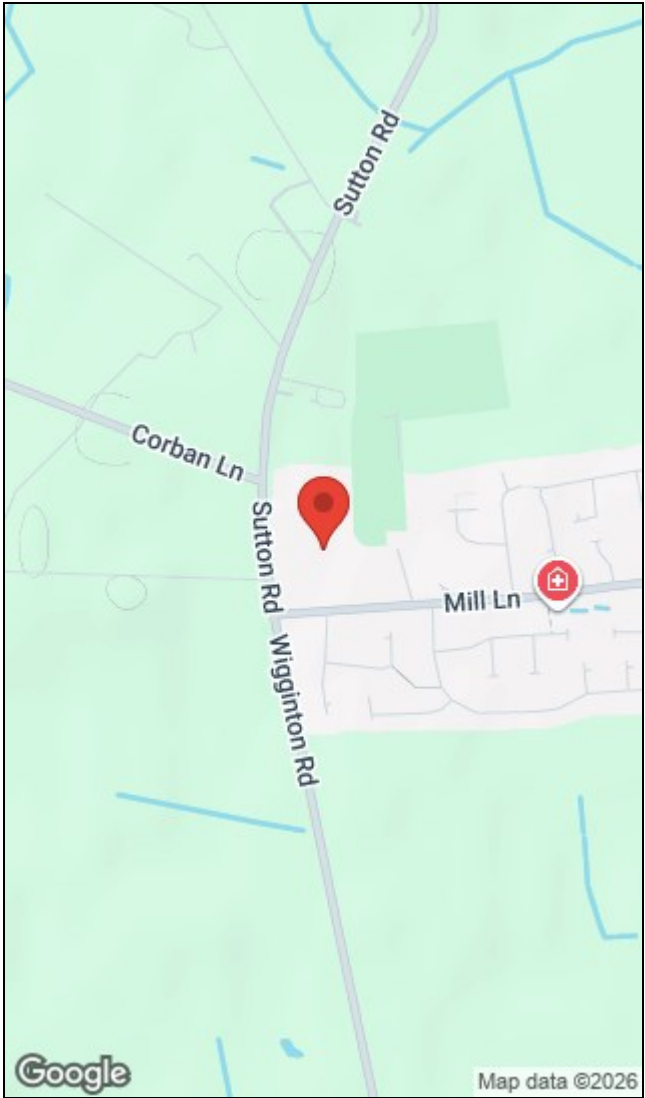
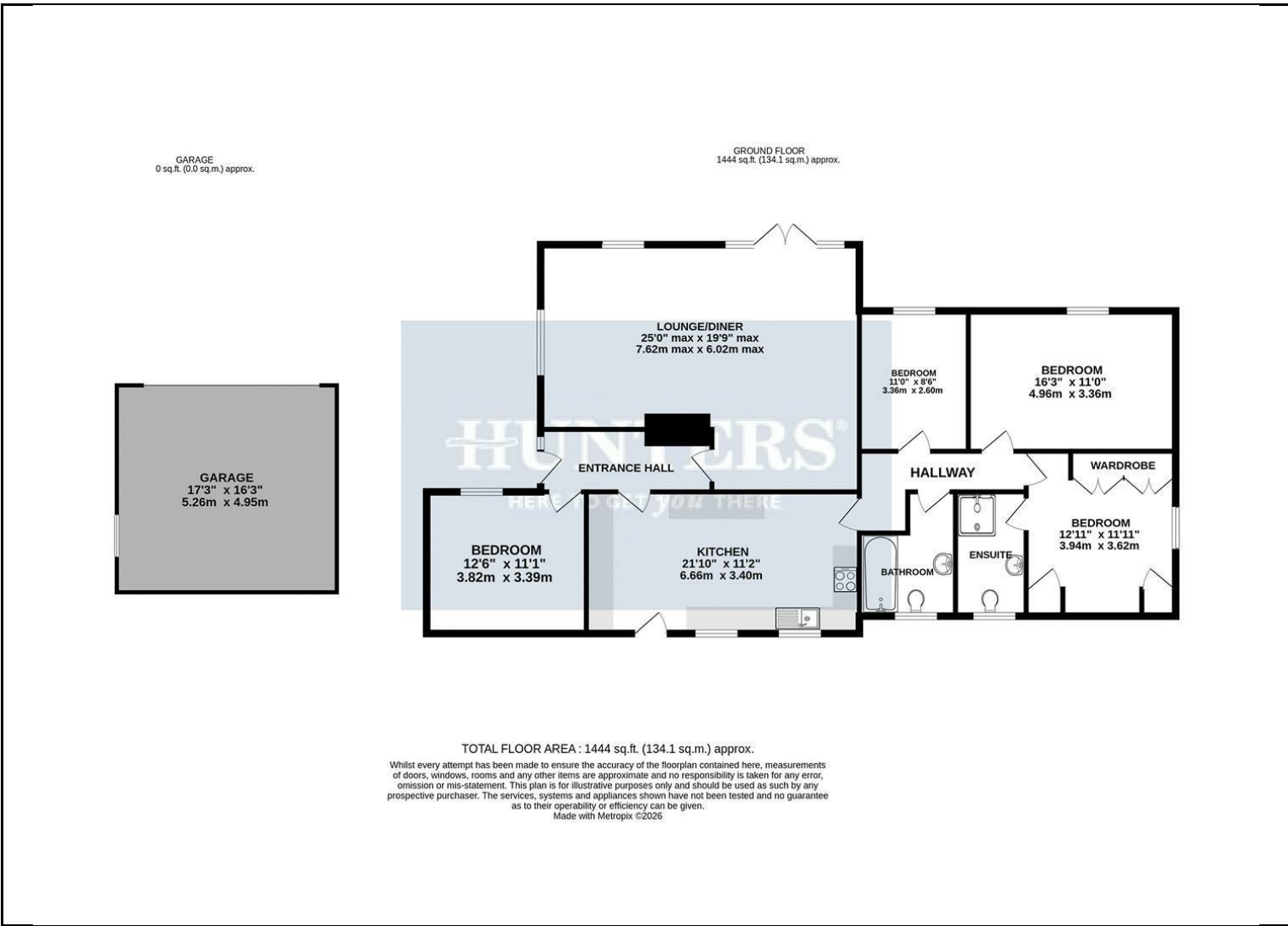












Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	<b>81</b>
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
<b>70</b>	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC

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