

property details approval form

1 Steeple Close, Wigginton, York, North Yorkshire, England, YO32 2FQ

Date: 20 January 2026

Property Ref and Version: HAX105855 - 0004



selling your home with us!

Not for marketing purposes. INTERNAL USE ONLY

>> let's get your property sold!

After visiting your property we have compiled this document to show you all of the information we have gathered, including all images. We just need you to review this document to make sure everything we say in here is accurate before we officially begin marketing your home.

What is covered in this marketing approval form:

- 1. Price
- 2. Key Features
- 3. Short Description
- 4. Long Description
- 5. Room Description
- 6. Directions
- 7. Property Images
- 8. Floor Plan

The information within this document will be used within our property particulars and on the internet; the format of how this information is displayed may be subject to change.

property details approval form

1 Steeple Close, Wigginton, York, North Yorkshire, England, YO32 2FQ

Date: 20 January 2026

Property Ref and Version: HAX105855 - 0004

>> price

£550,000

Tenure: Freehold

>> key features

- > Detached Property
- > Close to well-regarded schools, local amenities, and transport links
- > Four bedrooms
- > Sought after village location
- > Front and rear garden
- > Tax Band D
- > EPC Rating: C

>> short description

Nestled in the heart of the sought-after village of Wigginton, this extended detached four-bedroom home offers generous living space, well-proportioned rooms and superb practicality—ideal for families or anyone seeking a welcoming village lifestyle close to local amenities.

>> long description

Nestled in the heart of the sought-after village of Wigginton, this extended detached four-bedroom home offers generous living space, well proportioned rooms and superb practicality ideal for families or anyone seeking a welcoming village lifestyle close to local amenities.

Upon entering, you are greeted by two spacious reception rooms, providing flexible options for both formal entertaining and relaxed family living. The extended layout enhances the sense of space, creating a light and airy flow throughout the ground floor.

The property features four good sized bedrooms, ensuring ample accommodation for family members or guests. With two well appointed bathrooms, morning routines become effortless, and convenience is guaranteed.

Externally, the home boasts attractive gardens, perfect for outdoor dining, children's play or quiet relaxation. To the front, off-street parking provides excellent practicality for multiple vehicles.

property details approval form

1 Steeple Close, Wigginton, York, North Yorkshire, England, YO32 2FQ

Date: 20 January 2026

Property Ref and Version: HAX105855 - 0004

Situated just a short stroll from Wigginton's local shops, amenities and village facilities, this home combines comfort, convenience and a desirable village setting.

A superb opportunity to secure a spacious family home in one of the area's most popular villages

>> directions

Please see below map, or for further information please contact the residential sales team on 01904 769991.

>> Agent Note

property details approval form

1 Steeple Close, Wigginton, York, North Yorkshire, England, YO32 2FQ

Date: 20 January 2026

Property Ref and Version: HAX105855 - 0004

>> room description

Entrance Hall

Front door

Built in cupboard

1 Radiator

Lounge

Window to front aspect of the property

Fireplace

1 Radiator

Reception Room

2 windows to the front aspect of the property

Double doors to the back aspect of the property

Log Burner

2 Radiators

Kitchen

2 widows to the back aspect of the property

Built in cupboard

Wall and base units

2 Ovens

Dishwasher

1 Radiator

Door to side aspect of the property

Bedroom1

2 Windows to the back aspect of the house

1 Radiator

Bedroom 1 En Suite

2 Windows to the front aspect of the property

Shower

WC

Sink

1 Radiator

Bedroom 2

Window to the back aspect of the property

Bedroom 3

Window to the front aspect of the property

1 Radiator

property details approval form

1 Steeple Close, Wigginton, York, North Yorkshire, England, YO32 2FQ

Date: 20 January 2026

Property Ref and Version: HAX105855 - 0004

>> room description

Bedroom 4

Window to the front aspect of the property

1 Radiator

Bathroom

Window to the back aspect of the property

Bath

Sink

WC

1 Radiator

property details approval form

1 Steeple Close, Wigginton, York, North Yorkshire, England, YO32 2FQ

Date: 20 January 2026

Property Ref and Version: HAX105855 - 0004

>> room description

property details approval form

1 Steeple Close, Wigginton, York, North Yorkshire, England, YO32 2FQ

Date: 20 January 2026

Property Ref and Version: HAX105855 - 0004

> > property images



Your William H Brown office: 28 The Village, HAXBY, YORK, North Yorkshire, YO32 3HT

T 01904 769991 **E** Haxby@williamhbrown.co.uk

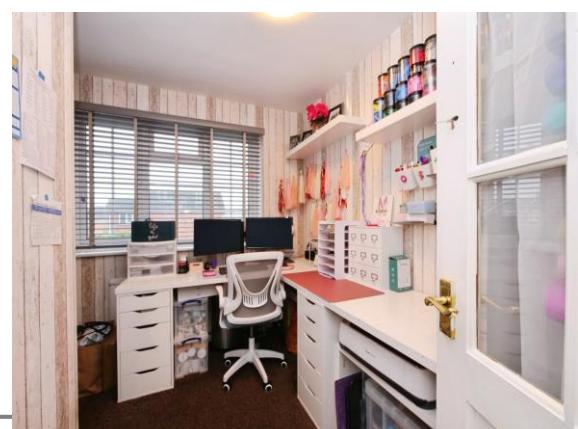
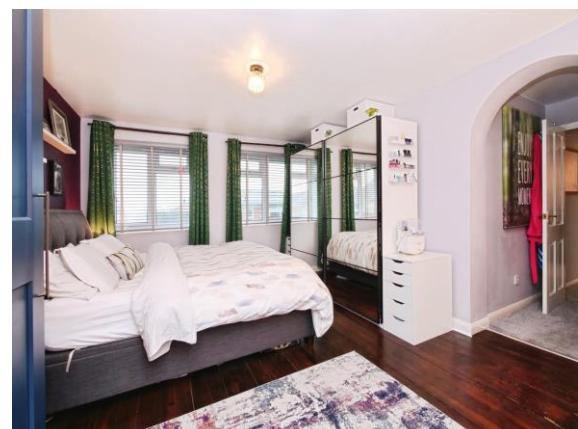
property details approval form

1 Steeple Close, Wigginton, York, North Yorkshire, England, YO32 2FQ

Date: 20 January 2026

Property Ref and Version: HAX105855 - 0004

> > property images



Your William H Brown office: 28 The Village, HAXBY, YORK, North Yorkshire, YO32 3HT

T 01904 769991 **E** Haxby@williamhbrown.co.uk

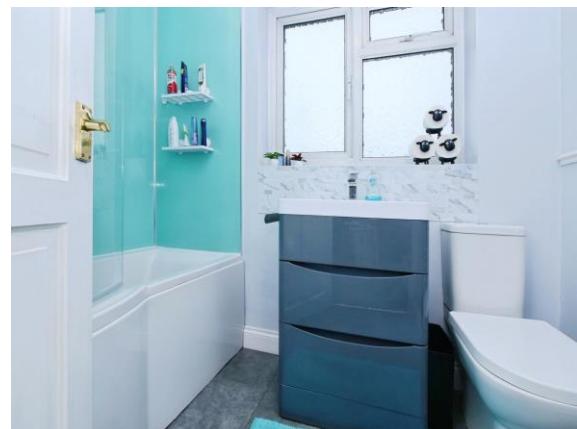
property details approval form

1 Steeple Close, Wigginton, York, North Yorkshire, England, YO32 2FQ

Date: 20 January 2026

Property Ref and Version: HAX105855 - 0004

> > property images



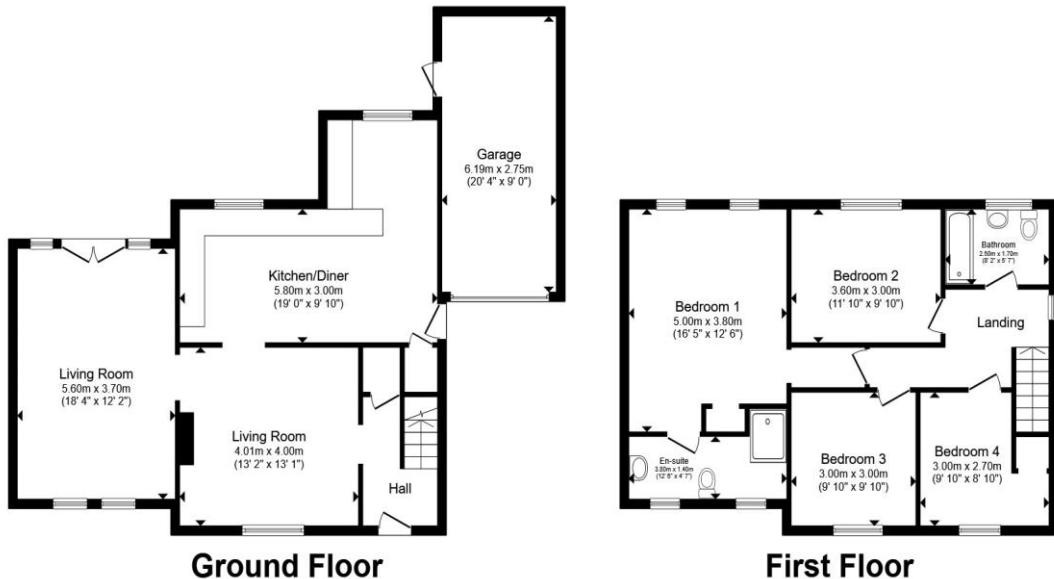
property details approval form

1 Steeple Close, Wigginton, York, North Yorkshire, England, YO32 2FQ

Date: 20 January 2026

Property Ref and Version: HAX105855 - 0004

>> floor plan



Total floor area 158.2 m² (1,703 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



>> approval

Signature

Date

Sarah Ezard		
Mr T. Dwyer		