


# 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             | 5. Room Description |
| 2. Key Features      | 6. Directions       |
| 3. Short Description | 7. Property Images  |
| 4. Long Description  | 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.

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## >> **price**

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£550,000

Tenure: Freehold

## >> **key features**

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- > 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**

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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**

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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.

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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**

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

## >> **Agent Note**

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## >> room description

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### **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

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## >> room description

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### **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

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## >> **room description**

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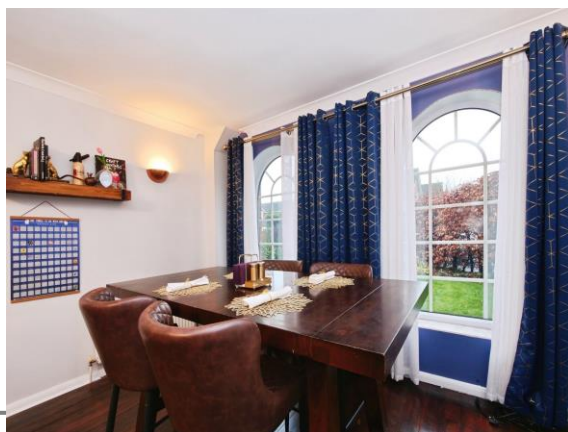
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## >> **property images**



**Your William H Brown office:** 28 The Village, HAXBY, YORK, North Yorkshire, YO32 3HT  
**T** 01904 769991 **E** [Haxby@williamhbrown.co.uk](mailto:Haxby@williamhbrown.co.uk)



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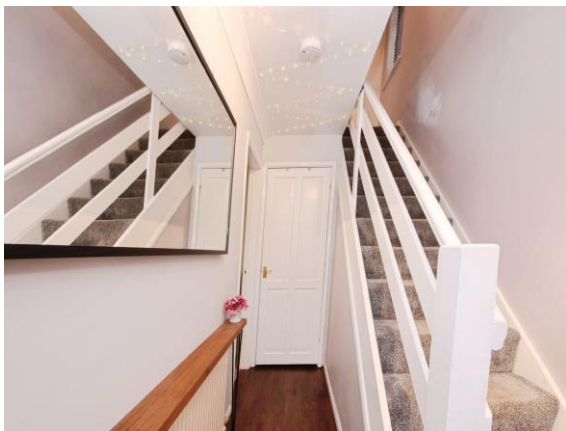
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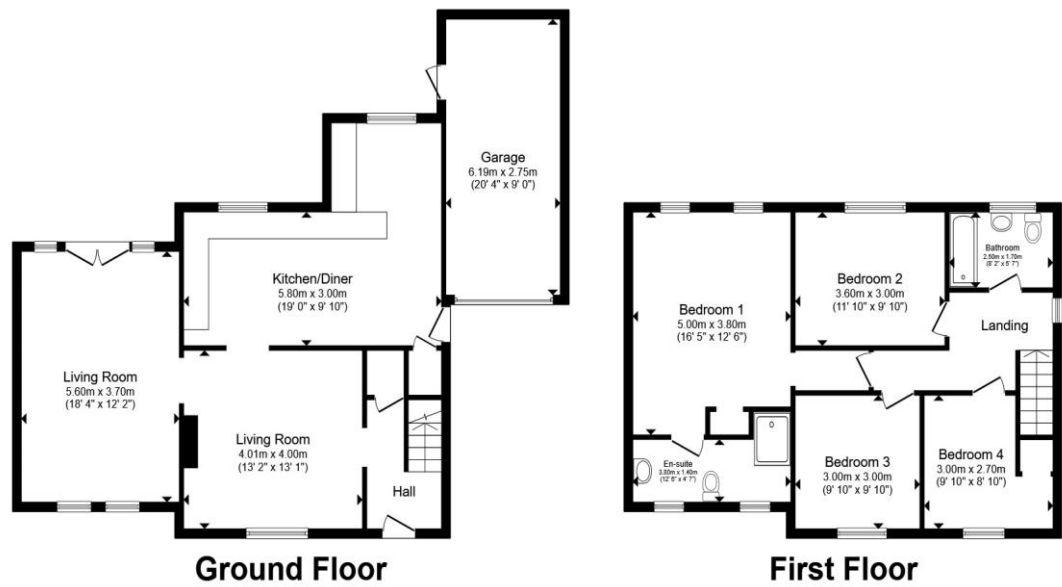
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## >> floor plan



Total floor area 158.2 m<sup>2</sup> (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](http://www.propertybox.io)



## >> approval

Signature		Date
Sarah Ezard		
Mr T. Dwyer		