

Windsor Drive, Wigginton, York

£340,000

Stephensons
estate agents & chartered surveyors

Windsor Drive, York YO32 2QG

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A fabulously designed and modernised three bedroom semi-detached bungalow in Wigginton, ready for immediate viewing. Expertly finished and presented beautifully, this would make an ideal first time buy, upsize or downsize.

Picture a Saturday morning in the kitchen at the front of this bungalow, sunlight pouring in across the soft grey units, the kettle on and something sizzling on the gas hob. The black sink basin gives the room a stylish, modern edge, and it's bright and airy enough that you'll want to linger over that second coffee. This is a home that makes everyday life feel a little bit nicer.

Our sellers have loved their five years here, and it shows in the care they've taken. The electrics have been renewed throughout, every room has been freshly redecorated, and there are brand new carpets underfoot, so all you need to do is bring your furniture and unpack. Changing circumstances mean it's time for them to move on, but they'll be leaving a home that's ready and waiting for its next family.

The long reception room is the heart of the house. There's space for a comfy sofa suite at one end and a proper dining table at the other, so Sunday roasts, homework at the table and film nights all have a place. Just beyond is a versatile fourth room, previously used as a bedroom, with French doors opening onto the back garden. It would work just as well as a snug, a playroom or a home for visiting guests, and on a summer evening you'll be glad to throw those doors wide open. A utility room and a shower room complete the ground floor, handy for muddy boots, wet dogs and busy mornings.

Upstairs, three double bedrooms give everyone their own space. The







Tenure: Freehold
Services/Utilities: Mains Electricity, Water and Sewerage are understood to be connected
Broadband: Up to 1000 Mbps* download speed
EPC Rating: D
Council Tax: C - City of York Council
Current Planning Permission: No current valid planning permissions.

*Download speeds vary by broadband providers so please check with them before purchasing.











two at the front have sloping ceilings that add a bit of character, with plenty of room for beds, wardrobes and storage. The rear bedroom and the bathroom both have dormer windows, which fill them with light and make them feel wonderfully open.

Outside, the garden wraps around the property, giving you room for children to play, pots of herbs by the door or a spot for the barbecue. There's a pre-fab built garage store to the rear of the yard, as well as then further shed storage present, currently used as office space.

Wigginton is a friendly village on the northern edge of York, with country walks on the doorstep and an easy route into the city when you want a day out. Next door, Haxby is joined to it so seamlessly you'll barely notice where one ends and the other begins, which means shops, cafés, pubs and everyday essentials are all close at hand. It's the kind of area where you quickly start recognising faces on the school run or the dog walk.

This bungalow is ready for immediate viewing, and we'd love to show you around.

Imagery Disclaimer: Some photographs and videos within these sales particulars may have been digitally enhanced or edited for marketing purposes. They are intended to provide a general representation of the property and should not be relied upon as an exact depiction.

In accordance with Anti-Money Laundering Regulations, we are required to carry out identity and anti-money laundering checks on all purchasers. A non-refundable fee of £30 + VAT (£36 including VAT) per purchaser is payable for these checks. The fee must be paid before we can issue a Memorandum of Sale to the solicitors and is non-refundable should the purchase subsequently not proceed.

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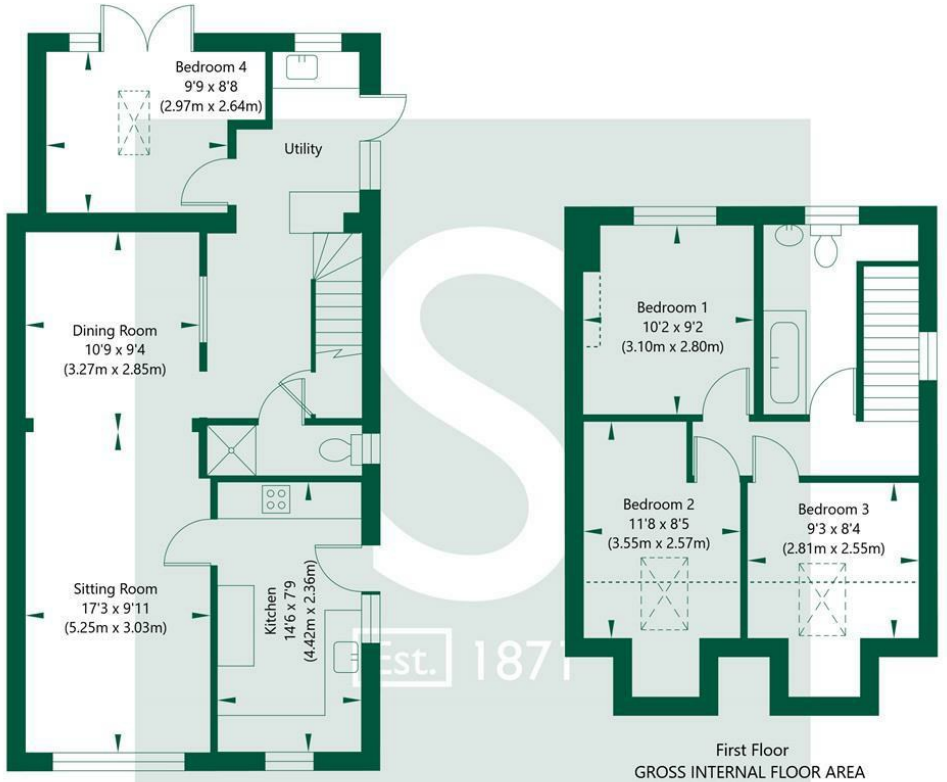
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Windsor Drive, Wigginton , York, Yo32 2QG



Ground Floor
GROSS INTERNAL FLOOR AREA
APPROX. 667 SQ FT / 62.01 SQ M

First Floor
GROSS INTERNAL FLOOR AREA
APPROX. 424 SQ FT / 39.36 SQ M

NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 1091 SQ FT / 101.37 SQ M
All measurements and fixtures including doors and windows are approximate and should be independently verified.
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