



HUNTERS[®]

HERE TO GET *you* THERE



Mill Lane, Wigginton, York

Guide Price £395,000

Hunters Haxby are pleased to offer this three-bedroom detached bungalow, set opposite the picturesque Wigginton Village Pond and offered with no onward chain. The property features a light and spacious layout with lounge/diner, fitted kitchen, garden room/conservatory, three bedrooms and a refitted shower room. Outside, there is a mature enclosed garden, brick-built garage, and generous driveway parking. Conveniently located close to village amenities including shop, pub, school, church, doctors and pharmacy, with good transport links and bus routes nearby. EPC Rating: D, Council Tax Band: D

Call Hunters Haxby on 01904 750555 to arrange your viewing.

- NO ONWARD CHAIN
- THREE BEDROOMS
- GARAGE
- POPULAR VILLAGE LOCATION
- MATURE GARDENS
- EPC RATING: D
- DETACHED BUNGALOW
- DRIVEWAY PARKING
- COUNCIL TAX BAND: D

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

The property is light and spacious, featuring a traditional layout with the lounge/diner to the front, complete with bow window and electric fire, and patio doors leading through to the garden room/conservatory. The kitchen is fitted with a range of wall and base units, one-and-a-half sink drainer, double electric oven, gas hob, and integrated appliances including dishwasher and fridge, with a door providing direct access to the garden room.

There are three well-proportioned bedrooms and a refitted shower room with a large walk-in shower. The entrance hall houses an airing cupboard with the gas combi boiler.

Externally, the bungalow offers a generous driveway providing off street parking accessed from Mill Lane, leading to a brick-built garage with up-and-over door. The rear garden is fully enclosed, mature, and well-maintained, providing a private space for relaxation and plenty of opportunity for anyone with green fingers. There is also an additional brick built store in the rear garden.

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.

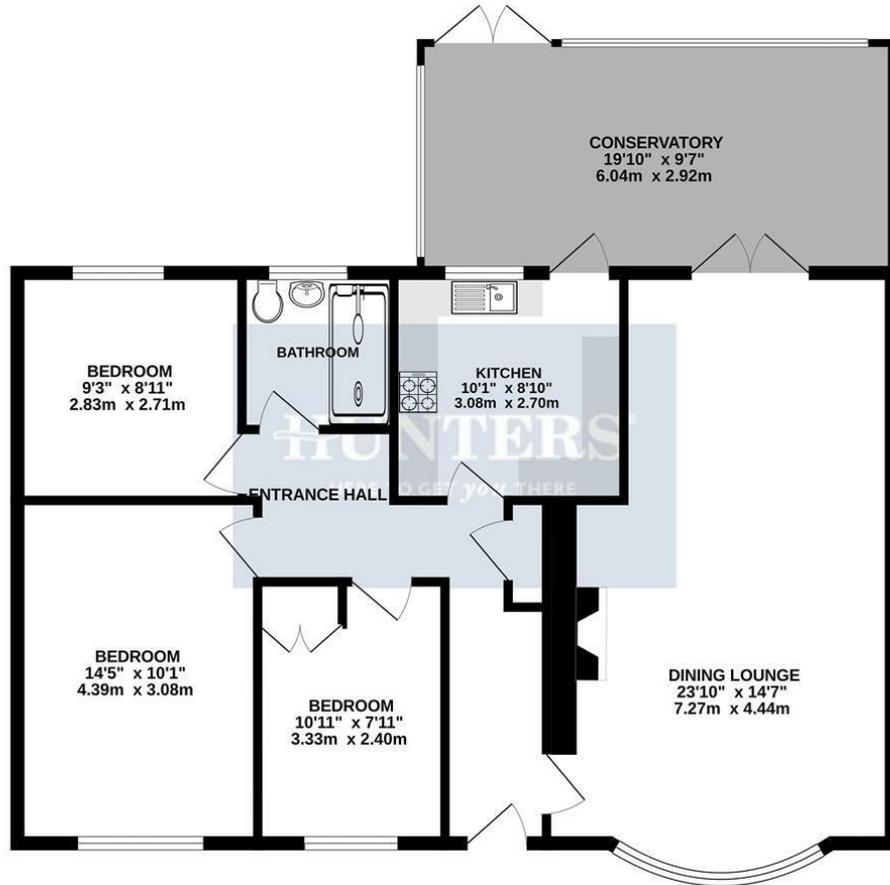




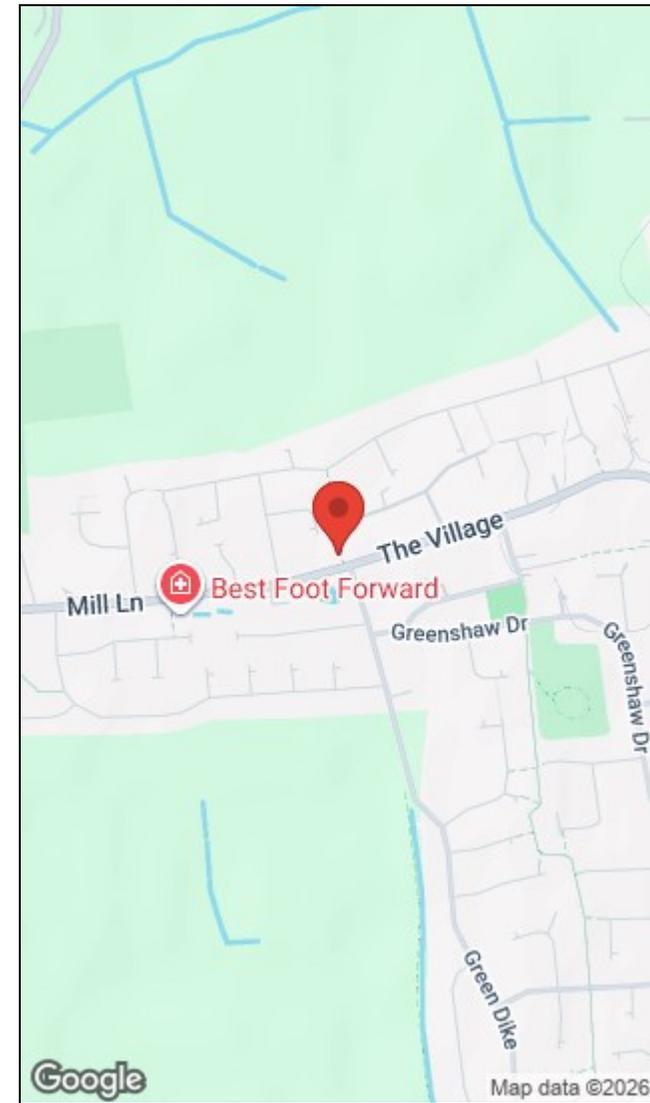




GROUND FLOOR
869 sq.ft. (80.7 sq.m.) approx.



TOTAL FLOOR AREA: 869 sq.ft. (80.7 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			77
(55-68) D	64		
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England & Wales			

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