

property details approval form

18 Churchfield Drive, Wigginton, York, North Yorkshire, England, YO32 2FL

Date: 23 January 2026

Property Ref and Version: HAX104797 - 0003

selling your home with us!



>> 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

£280,000

Tenure: Freehold

>> key features

- > SEMI DETACHED BUNGALOW
- > FRONT AND REAR GARDEN
- > TAX BAND B
- > VILLAGE LOCATION
- > CLOSE TO LOCAL AMENITIES
- > EPC Rating: D

>> short description

A well-presented two-bedroom semi-detached bungalow set in a cul-de-sac within the popular village of Wigginton. Offering gardens, off-street parking and a practical layout, this property is ideal for those seeking comfortable single-storey living in a sought-after location.

>> long description

A well presented two bedroom semi-detached bungalow set in a cul-de-sac within the popular village of Wigginton. Offering gardens, off street parking and a practical layout, this property is ideal for those seeking comfortable single-storey living in a sought after location.

The property is entered directly into a modern front facing kitchen, fitted with a range of units and providing a bright and welcoming start to the home. From here, a doorway leads into the spacious living room, which enjoys plenty of natural light and offers ample space for relaxation and dining.

There are two well proportioned bedrooms, both offering flexibility for use as sleeping accommodation, guest space, or a home office, along with a contemporary bathroom.

Outside, the bungalow benefits from front and rear gardens, including a pleasant rear garden ideal for outdoor seating and planting. A private driveway provides valuable off street parking, with further parking available within the cul-de-sac.

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Situated in the heart of Wigginton, the property is within easy reach of village amenities, bus routes, green spaces and excellent links into York.

A charming bungalow in a desirable cul-de-sac setting. Early viewing is strongly recommended.

>> **directions**

Please see map below, or for ourther information please contact the residential sales team on 01904 76991.

>> **Agent Note**

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>> room description

Lounge

Bay window to the front aspect of the property

Fireplace

1 Radiator

Kitchen

Window to the side aspect

Door to the side aspect

Bedroom 1

Window to the back aspect of the property

Sharps fitted wardrobes

1 Radiator

Bedroom 2

Double doors to the back

1 Radiator

Bathroom

Window to side aspect

Walk in shower

1 Radiator

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

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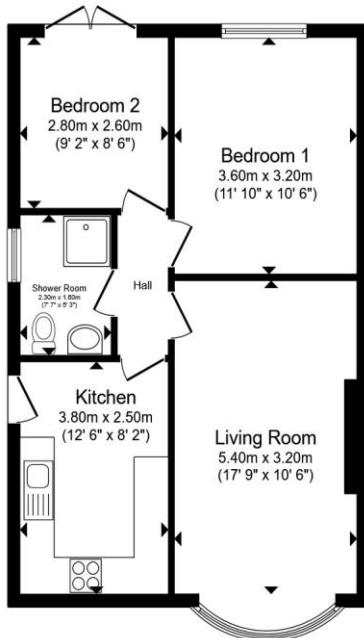
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>> floor plan



Total floor area 54.8 m² (590 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 K. Frank		