



## Helmsley Grove, Wigginton, York Asking Price £350,000

This property is a must-view- a lovely family home with an extended ground floor that provides generous additional living space set in a quiet sought after cul-de-sac location



## Accommodation

Entry to the property is via a uPVC door into the hallway, featuring a spacious built-in cupboard ideal for coats and shoes, along with a radiator. A door leads through to the lounge. The hallway benefits from wooded laminate flooring, which continues throughout.

The lounge features a large, bay window with a feature fireplace with a modern electric fire, marble surround and wooden surround creates an attractive focal point, and the the room leads through to the dining area.

The dining room is a generous size, and features uPVC double-glazed French doors opening onto a recently laid decking area perfect for entertaining. The dining room flows in an L-shape into a modern fitted kitchen, complete with integral appliances including a dishwasher and fridge freezer, two eye level ovens.

The kitchen offers a range of wall and base units proving ample storage, wood effect worktops with gas hob and extractor fan over head, spotlights, dual aspect windows allowing plenty of light, and an internal door leading to the garage, ideal for utility use and additional storage.

Stairs rise from the lounge to the first floor landing, where a window allows plenty of natural light. The landing provides access to a modern bathroom fitted with a white suite, featuring a wall-mounted shower and fully tiled walls. There is also a cupboard housing a gas combi boiler installed last year.

From the landing there are three bedrooms, two of which are generous double rooms. The third bedroom is a good single and benefits from a built in cupboard over the stairs. The main bedroom features fitted wardrobes. The loft is fully boarded, has a pull down ladder and is complete with lighting.

This wonderful three bedroom family home offers extended living space, ideal for modern family living and entertaining, and is presented with stylish decor throughout.

Situated in a quiet and desirable cul-de-sac, the property benefits from off-street parking and a lovely enclosed rear garden.

The garden features a decking area leading from the dining room, perfect for summer barbecues and outdoor entertaining, and is predominantly laid to lawn.

## Information

Tenure: Freehold

Services/Utilities: Mains Gas, Electricity, Water and Sewerage are understood to be connected

Broadband: up to 1600 Mbps\*

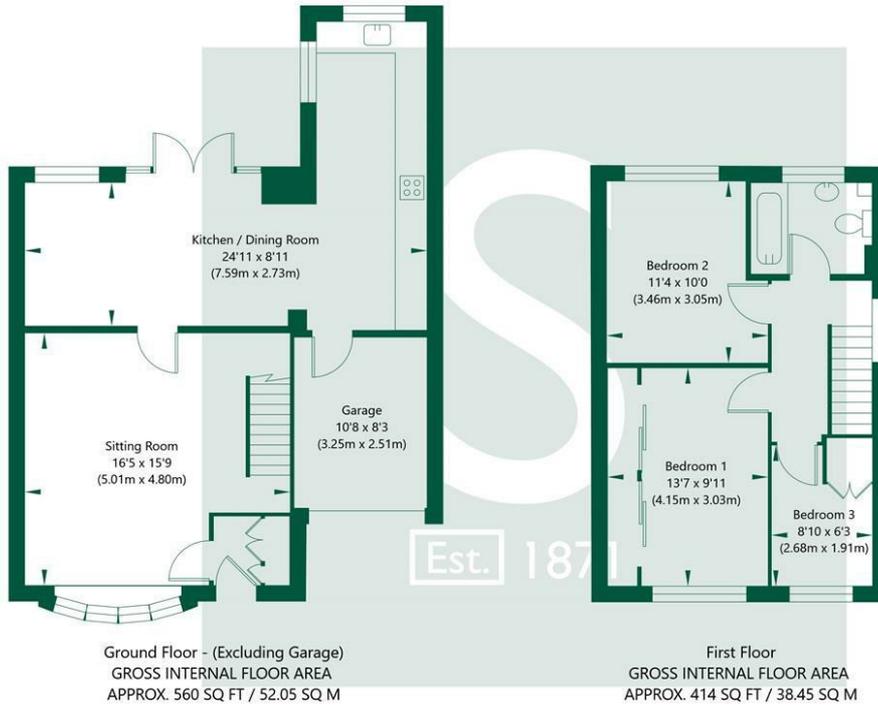
EPC Rating: C

Council Tax: C - City of York

Current Planning Permission: No current valid planning permissions

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.

Helmsley Grove, Wigginton, York, YO32 2QD



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
APPROXIMATE GROSS INTERNAL FLOOR AREA 974 SQ FT / 90.5 SQ M - (Excluding Garage)  
All measurements and fixtures including doors and windows are approximate and should be independently verified.  
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