The Village, Wigginton, York

Offers Over £450,000

Stephensons
estate agents & chartered surveyors

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The Village, York YO32 2PS

Est. 1871

Offers Over £450,000

A rare opportunity to acquire this spacious and flexible 3 bedroom detached bungalow set within generous lawned gardens, and featuring a master bedroom suite, breakfast kitchen, garage and secure car port.

This substantial, detached bungalow offers a rare opportunity for retirees and families being set in the heart of Wigginton overlooking The Village.

The property stands within generous front and rear gardens and offers enormous potential for further expansion and improvement. Situated within walking distance of the main amenities of Haxby and is being offered for sale with no on-ward chain.

Internally, the property is entered at the front into a reception hall via an oak front door with feature leaded light casement windows.

The reception hall has ¾ height oak panelling with Delft rack in addition to a radiator and loft hatch.

The principal reception room is a spacious lounge located at the front of the house having a bay window with uPVC framed double glazed casements.

The lounge features a living flame coal effect gas fire set on a marble hearth. There is a television aerial point and radiator.

Located centrally within the property, is a separate dining room having an additional electric fireplace and bay window to the side elevation; again with uPVC framed double glazed casement.

An inner hall with built-in cloaks cupboard leads through into the breakfast kitchen which is located at the rear of the house and over looks the rear garden beyond. The kitchen has a range of built-in base units to 3 sides with laminated worktops and inset stainless steel sink unit. There is an additional range of matching high level storage cupboards with tiled splashbacks.

Included within the kitchen is a built-in electric oven and grill with separate 4 point gas hob unit and extractor canopy. There is ample space for a fridge freezer unit and breakfast table, in additional to plumbing for a dishwasher. The kitchen houses the Potterton gas fired central heating boiler and has a radiator and rear entrance door.

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

Viewings: Strictly via the selling agent – Stephensons Estate Agents - 01904 625533

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

The property has 3 generous double bedrooms, the main bedroom of which has an ensuite shower room with wash hand basin set in a vanity surround and walk-in shower cubicle with full height tiled splashbacks. The bedroom has a bay window to the front elevation with uPVC framed double glazed casements.

Bedroom 2 also has a front bay window and includes a bank of floor to ceiling wardrobes.

Bedroom 3 is located to the rear and has a rear bay window and matching floor to ceiling wardrobes. All 3 bedrooms benefit from radiators.

The house bathroom has a low flush W.C., wash hand basin and double fronted walk-in shower cubicle with full height waterproof panelled splashback. There is tiled flooring, an extractor fan and radiator.

The internal accommodation is completed by a separate toilet having a low flush W.C., and tiled flooring.

The property is accessed directly off The Village through a pillared and gated front entrance onto a substantial front and side driveway which provides parking for numerous vehicles. The driveway in turn gives access through wrought iron gates onto a covered car port providing undercover storage and additional parking.

Adjoining the front elevation, is a block paved tuning bay with separate block paved pedestrian entrance from The Village.

The property's front garden is extensively laid to lawn with surrounding walled and fence lined boundaries.

Accessed through the car port is a detached single garage of brick and tile construction having an up and over garage door, light and power, and to the rear of the garage with a separate access, is a brick-built workshop/garden store.

The property boasts a delightful rear garden which is private and fully enclosed, creating the ideal environment for children, grandchildren, and pets.

Adjoining the rear elevation is a flagged patio which steps out onto a rear garden which is extensively laid to lawn with raised, herbaceous side border.

There is a further flagged hardstanding with garden shed and raised block paved patio with summer house, both of which are included within the sale.

An outside water tap is located off the rear elevation.

The property benefits from gas fired central heating throughout, with flexible living accommodation and an early inspection is strongly recommended.

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.

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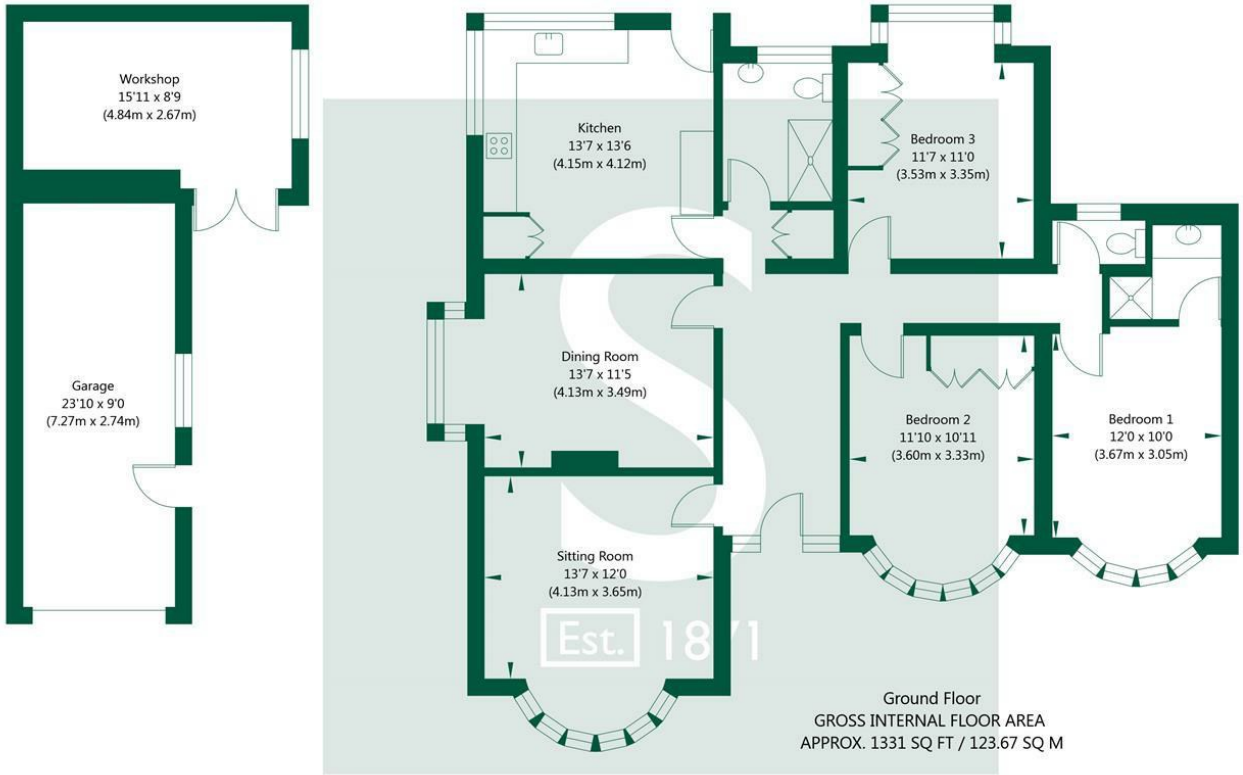

NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 1331 SQ FT / 123.67 SQ M - (Excluding Garage & Workshop)
All measurements and fixtures including doors and windows are approximate and should be independently verified.
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