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# Saxford Way, Wigginton, York

£1,600 Per Month

Available for immediate occupation is Saxford Barn which is a charming and spacious four-bedroom property located in the picturesque village of Wigginton. Situated in a cul-de-sac just behind the village main street, this barn conversion is within walking distance of all local amenities, including the primary school, village shop and pub, as well as a convenient bus stop nearby. EPC Rating: C Council Tax Band: E

- Available Now
- House Bathroom
- Village Location
- 4 Bedrooms
- Kitchen Diner
- Close to amenities
- Two En-suites
- Courtyard Garden
- Part Furnished (Optional)

## Location

Wigginton is a popular village located in North Yorkshire, which provides easy access to the historic city of York. The village is situated just a few miles north of York and is well-connected to the city via public transport. Wigginton benefits from having several amenities such as a village hall, a pub, a village shop and a primary school. In addition the village adjoins the local town of Haxby which has further amenities.

## Property Description

As you enter the property, you are welcomed into the entrance hall, which leads to a well-appointed kitchen diner, perfect for entertaining guests and family meals. The living room has ample space for furniture.

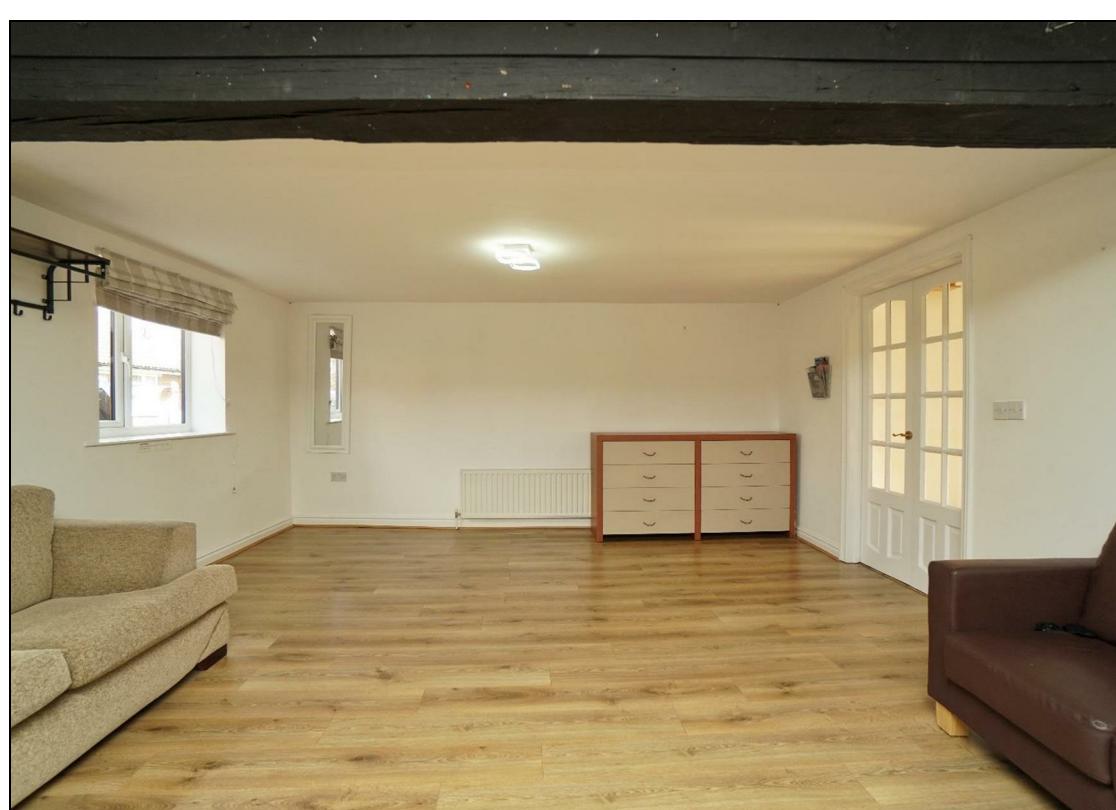
Also on the ground floor is a convenient downstairs toilet and stairs leading up to the first floor, where you will find four bedrooms. The master bedroom features an en-suite bathroom, while one of the other bedrooms boasts an en-suite shower room, making it ideal for guests or older children. A house bathroom completes the first floor.

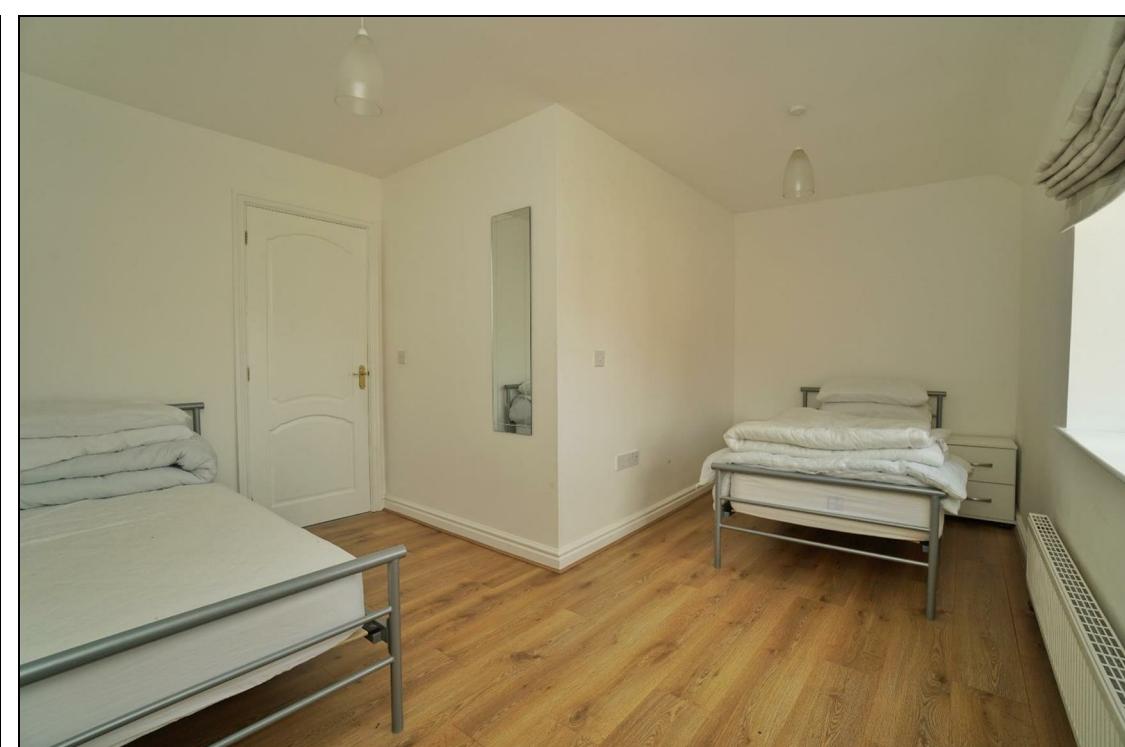
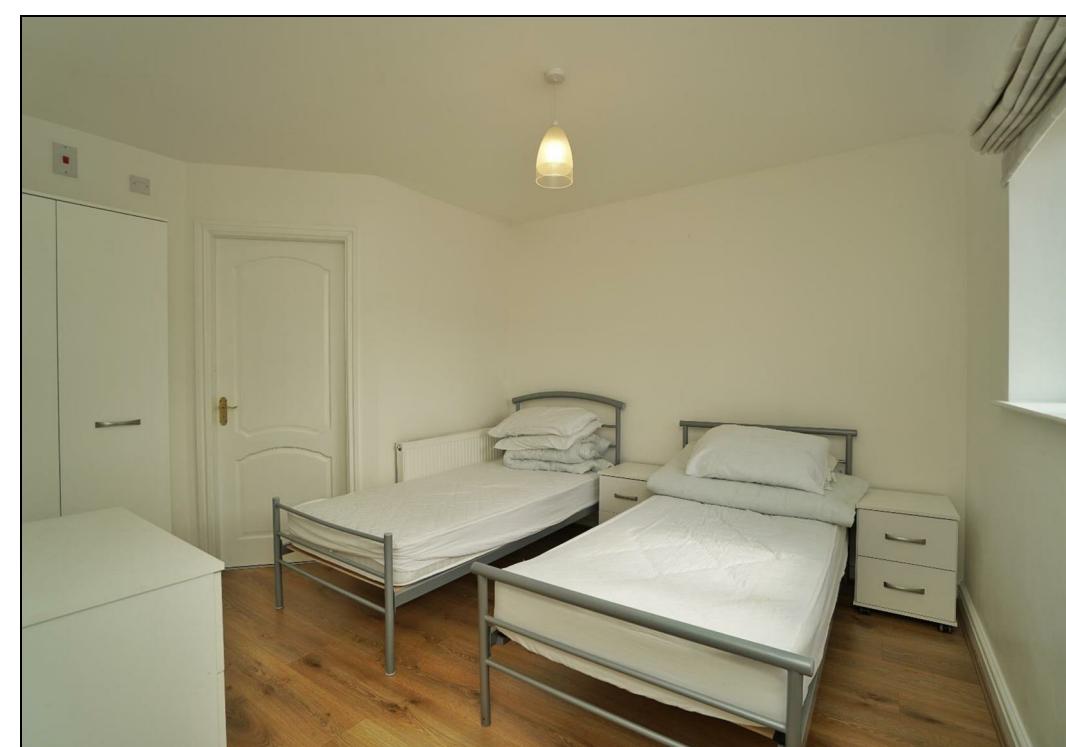
Externally, Saxford Barn has a private paved courtyard low maintenance garden. Parking is on street however depending on the size of the car, parking in the courtyard is also possible.

With its attractive location, spacious layout and close proximity to local amenities, this property offers a rare opportunity to enjoy the best of village life in the heart of Wigginton.

## Disclaimer

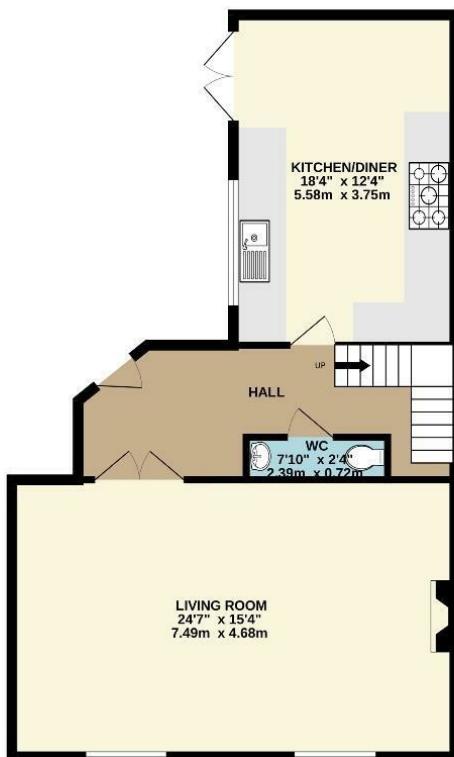
These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these 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.



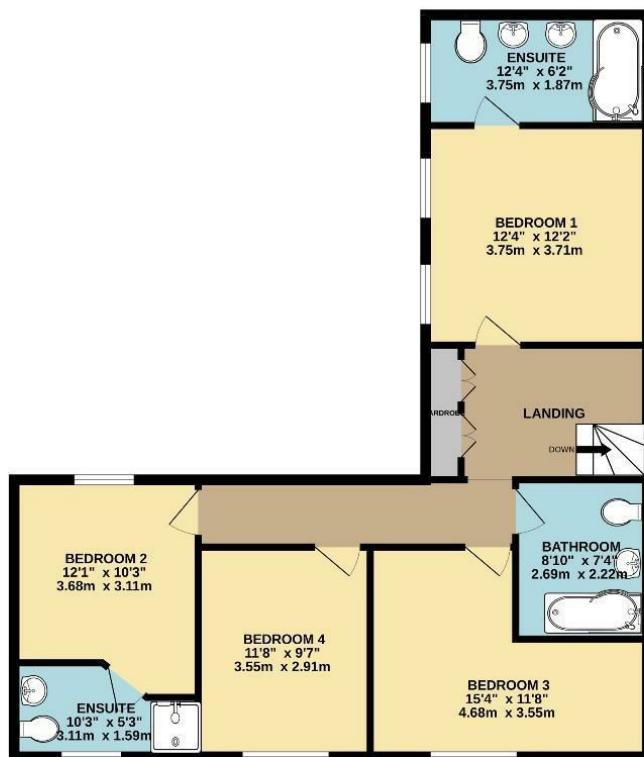




GROUND FLOOR  
749 sq.ft. (69.6 sq.m.) approx.

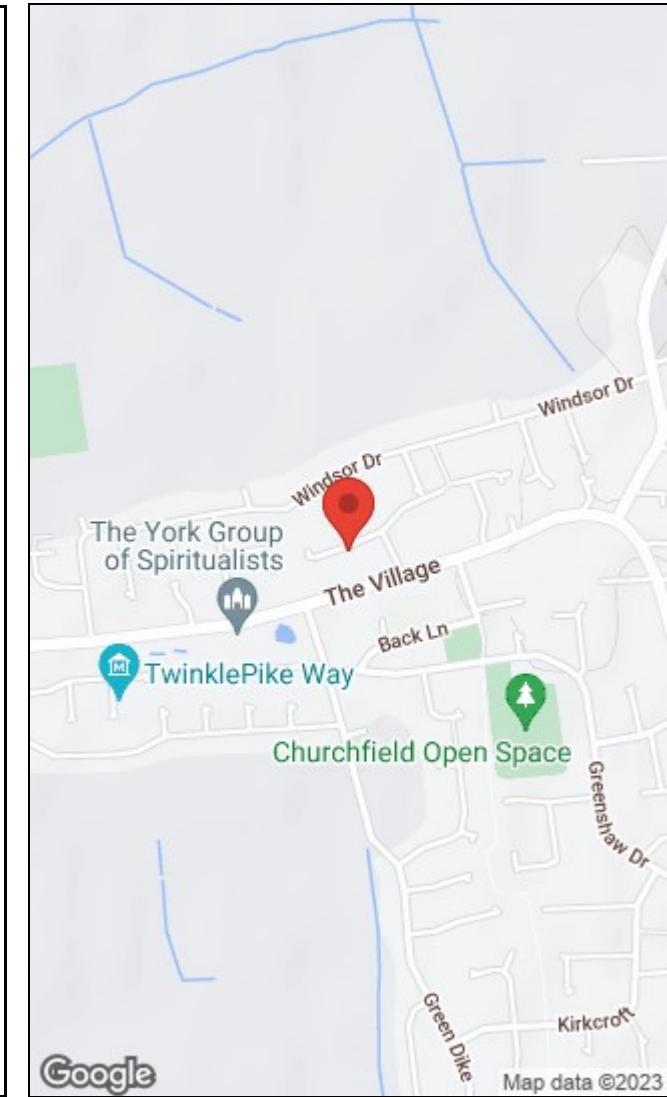


1ST FLOOR  
857 sq.ft. (79.6 sq.m.) approx.



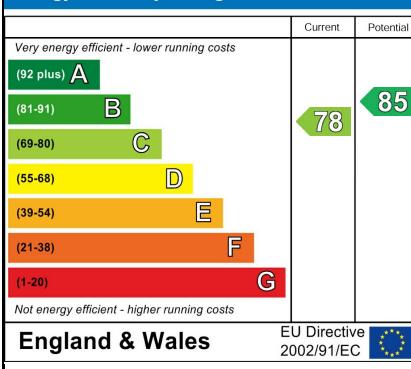
TOTAL FLOOR AREA: 1606 sq.ft. (149.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and all other items are approximate and no responsibility is taken for any error, omission or mis-statement. The floor 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



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