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65 Green Dike, Wigginton, York, YO32 2WY

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Offers Over £650,000

*** EXTENDED 4 BED DETACHED FAMILY HOME *** LARGE OPEN PLAN KITCHEN DINER *** BI-FOLDS TO THE WEST FACING GARDEN *** ENSUITE TO BEDROOM 1 *** CENTRAL WIGGINTON VILLAGE LOCATION *** WELL PRESENTED THROUGHOUT *** DOWNSTAIRS WC *** SPACIOUS UTILITY ROOM *** EPC RATING C *** COUNCIL TAX BAND D *** APPLY HUNTERS HAXBY

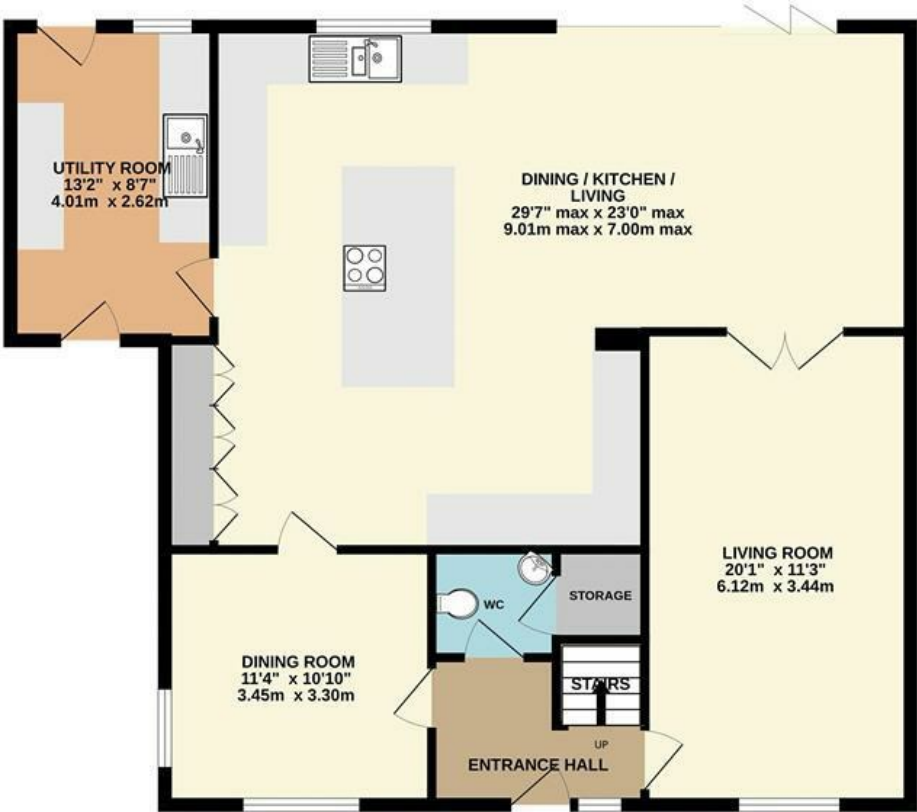
We are pleased to bring to market this well presented family home that benefits from en-suite facilities as well as having been extended to provide a fantastic open plan kitchen diner family room with underfloor heating whilst still retaining a dining room and spacious sitting room. In addition to that a Utility Room / Boot Room has been added with access to both the front and rear areas.

Wigginton is a highly sought after village and this is a well positioned and impressive family home with delightful open views to the rear and having a west facing garden to enjoy afternoon sunshine and evening sunsets. The village amenities are close by with the primary school, village shop and pub a short walk away.

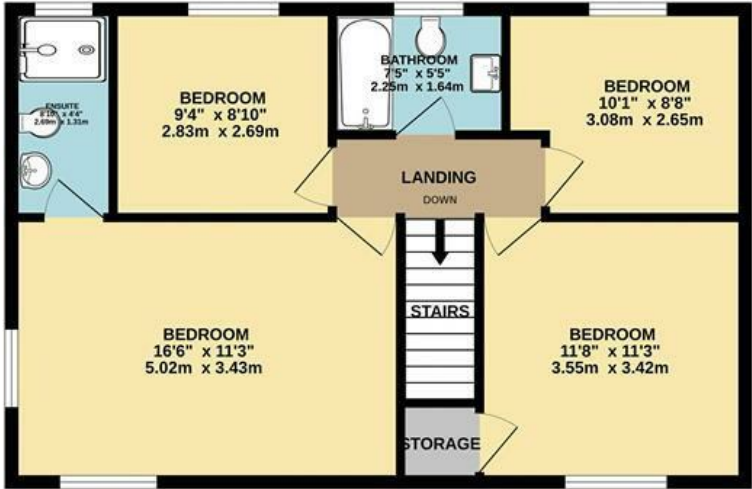
Come and see this charming property by calling Hunters Haxby on 01904 750555

Hunters Haxby 35 The Village, Wigginton, YO32 2PR | 01904 750555
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GROUND FLOOR
1130 sq.ft. (105.0 sq.m.) approx.



1ST FLOOR
625 sq.ft. (58.0 sq.m.) approx.



TOTAL FLOOR AREA : 1754 sq.ft. (163.0 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	72	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

- **Extended Detached 4 Bed Family Home**
- **Two Reception Rooms**
- **Ensuite Shower Room**
- **EPC Rating C - Council Tax Band D**
- **Close To Primary School and Village Amenities**
- **Utility Room**
- **Driveway Parking**
- **Open Plan Kitchen / Dining / Living**
- **Downstairs WC**
- **West Facing Garden with Outdoor Seating Areas**

Location

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 village where there is a range of facilities.

Property Description

Upon entering the home through the front door, you are greeted by a welcoming entrance hall with access to the living room, dining room, downstairs WC, and stairs leading up to the first floor. The hall features oak flooring that seamlessly continues into the dining room. Both the living and dining rooms are positioned at the front of the property, whilst the heart of the home—a spacious extended living dining kitchen with underfloor heating—and the utility room are located at the rear.

The open-plan kitchen is an ideal space for family life and entertaining, thoughtfully designed with an extensive range of wall and base units, quartz worktops, a composite sink with mixer tap, and a range of integrated appliances. These include an induction hob, two ovens with tilt-and-slide doors, a microwave/oven combo, and a dishwasher. There is also ample space for an American-style fridge freezer. Abundant natural light pours in through skylight windows and large glazed folding doors, which open out to the rear garden, effortlessly blending indoor and outdoor living.

From the kitchen, you can access both the main living room and a practical utility room. The utility space offers additional storage with fitted units, worktops, a stainless steel sink with mixer tap, and access doors to both the front and rear of the home.

Completing the ground floor is a downstairs WC, fitted with a hand wash basin, toilet, and access to understairs storage.

Upstairs, the landing leads to four well-proportioned bedrooms and the house bathroom. A ceiling hatch provides entry to a partially boarded loft for additional storage. The main bedroom enjoys the added benefit of an en-suite shower room featuring a shower cubicle, vanity-mounted hand wash basin, and toilet. The house bathroom, serving the remaining bedrooms, includes a bath with overhead shower

and glass screen, vanity hand wash basin, and toilet. Both bathrooms feature opaque rear-facing windows.

Externally, the front of the property boasts a generous paved driveway offering off-street parking for multiple vehicles, alongside a lawned area. The rear garden is predominantly laid to lawn and includes a large patio area that extends from the kitchen. A decked seating area with a timber gazebo provides a charming spot for entertaining, while a brick-built garden store with power and lighting and a separate timber shed add further practicality.

The position of the property is highly sought after with its west facing garden backing onto a farm lane and fields beyond offering superb afternoon sun to the end of the day. We encourage a viewing at your earliest convenience to appreciate this lovely family home.

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.











