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Minster Close, Wigginton, York

Guide Price £250,000

Available to purchase with no onward chain is this two-bedroom bungalow set within the popular village of Wigginton, offering excellent access to local shops, schools and amenities, with York city centre and the A1237 bypass close by. The accommodation includes a fitted kitchen, a lounge diner with bay window, two rear-facing bedrooms and a bathroom. Outside, the property enjoys a front garden and driveway leading to a detached garage, along with a rear garden featuring a paved seating area, lawn and timber shed. An ideal home for those seeking village living with convenient connections. EPC Rating: D Council Tax Band: C

Wigginton

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 where there is a range of facilities.

Property Description

On entering the property via the UPVC glazed side entrance door, you are welcomed into the kitchen. The kitchen is well fitted with a range of base and wall units with complementary worktops, a stainless steel sink with mixer tap, an integrated gas hob and electric oven, along with space and plumbing for a washing machine and space for a fridge freezer. A window to the side elevation provides natural light, and a door leads through to the lounge diner.

The lounge diner features a bay window to the front elevation and an electric fire set within a decorative surround, creating a comfortable living space. A further door provides access to the inner hall.

The inner hall gives access to both bedrooms, the bathroom and a useful storage cupboard, as well as loft access via a ceiling hatch.

Both bedrooms are positioned to the rear elevation and enjoy views over the rear garden.

The bathroom completes the internal accommodation and comprises a bath with shower over and shower curtain, pedestal wash hand basin and WC, with an opaque window to the side elevation.

Externally, the property benefits from a lawned garden to the front and a driveway providing off-street parking, leading to the detached garage which features an up-and-over door, power and lighting. To the rear is a paved seating area, an attractive L-shaped lawn and a timber garden shed.

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.

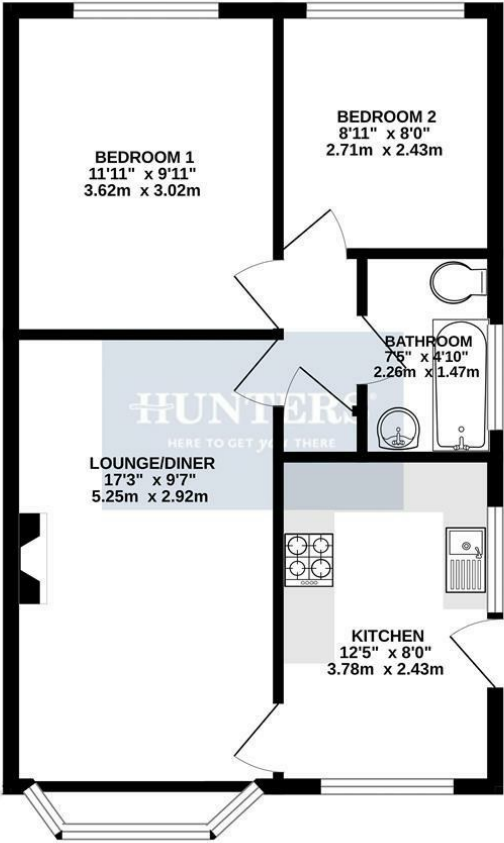
Disclaimer.

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.

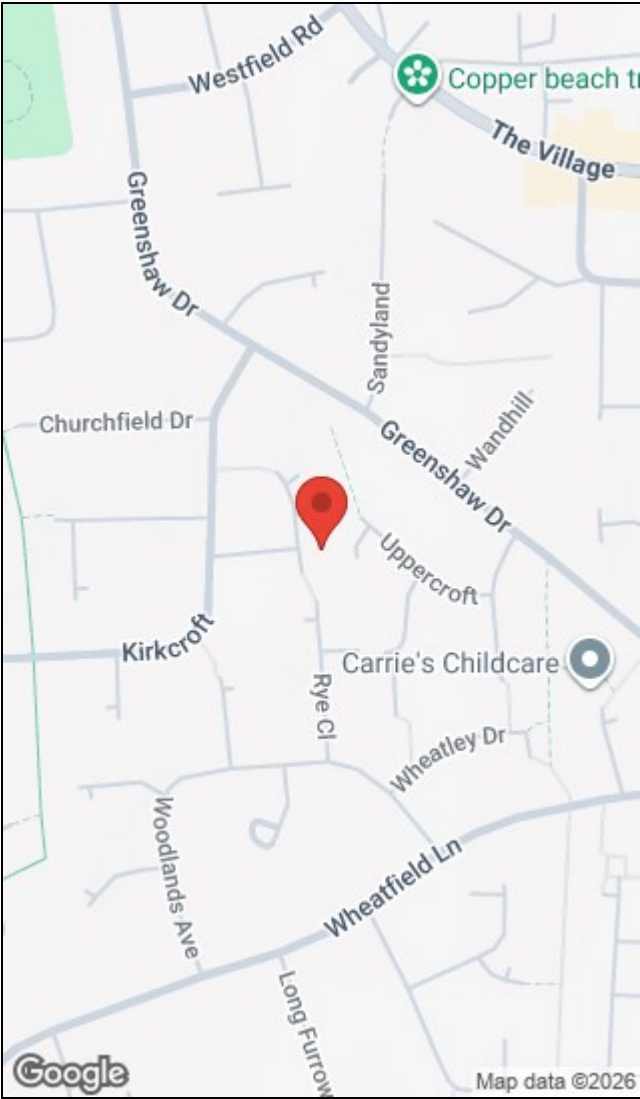





GROUND FLOOR
507 sq.ft. (47.1 sq.m.) approx.



TOTAL FLOOR AREA: 507 sq.ft. (47.1 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		88
(81-91) B		
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

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