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78 Mill Lane, Wigginton, York, YO32 2PZ

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Guide Price £495,000

*** SPACIOUS 2 DOUBLE BED DETACHED BUNGALOW *** WELL PRESENTED THROUGHOUT *** EXTENDED PROPERTY WITH IMPRESSIVE GARDEN ROOM TO THE REAR *** ENSUITES TO BOTH BEDROOMS *** OPEN PLAN KITCHEN DINER *** LARGE DETACHED GARAGE WORKSHOP *** SPACE AND PARKING FOR MOTORHOME & CARS *** MAIN STREET LOCATION *** EPC RATING TO FOLLOW *** COUNCIL TAX BAND D

This is a wonderful opportunity to purchase a very well presented and spacious detached bungalow in the heart of the popular village of Wigginton close to the sports centre 4 miles to the north of York city centre. This 2 double bedroom property has been extended over the years and now has the benefit of an ensuite bathroom or ensuite shower room to both bedrooms with a separate toilet off the extended utility room. In addition the accommodation has been pushed out at the rear to make a spacious kitchen diner as well as an impressive garden room with vaulted ceiling and bi-fold doors out to the garden.

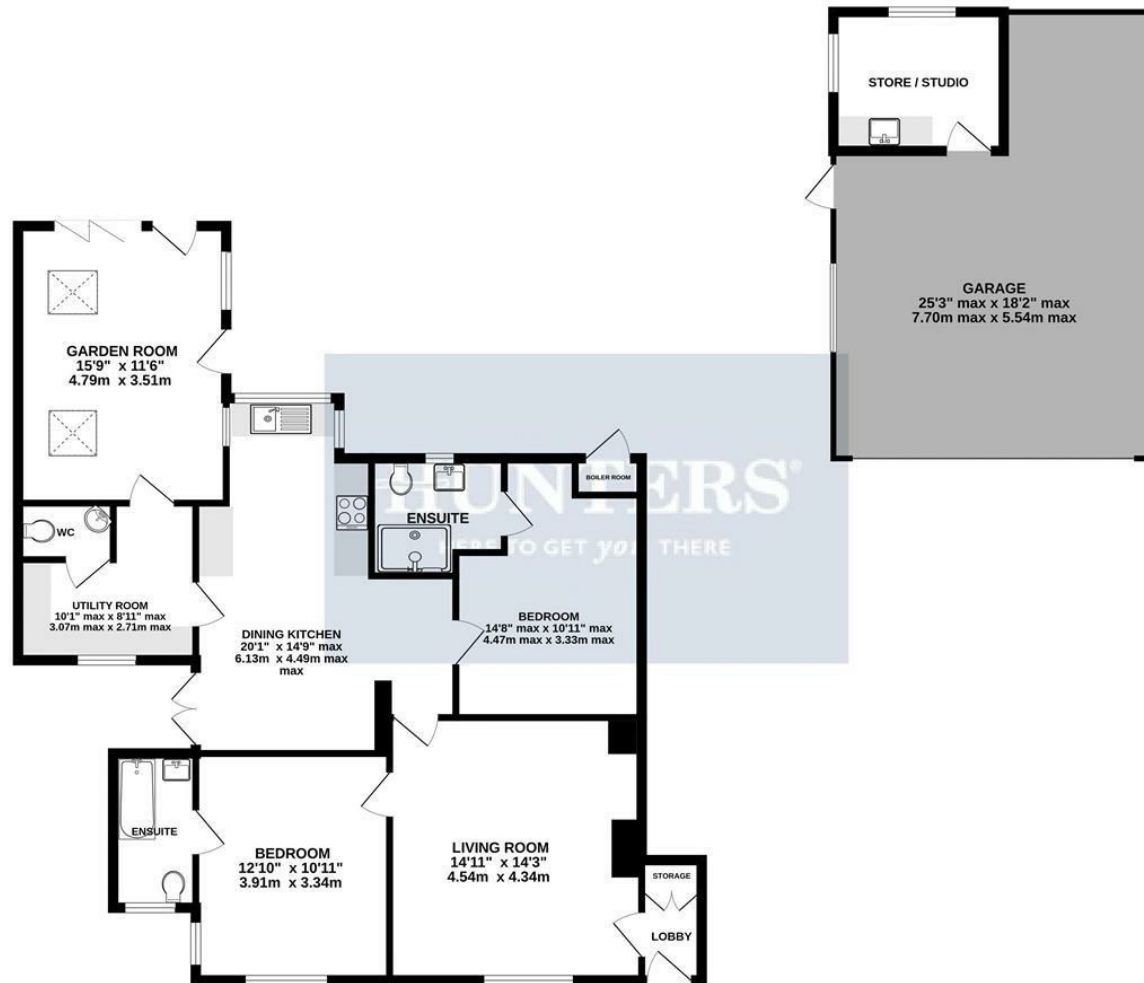
There is a block paved driveway leading to the detached garage workshop that measures 25ft x 18ft roughly (see plan) and has water and power connected.

Come and see this interesting bungalow by calling Hunters Haxby

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GROUND FLOOR
1090 sq.ft. (101.3 sq.m.) approx.

GARAGE



TOTAL FLOOR AREA : 1166 sq.ft. (108.4 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		
(82 plus) A		
(81-81) B		
(69-80) C		
(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

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 village where there is a range of facilities.

Property Description

On entering the property you are welcomed into an entrance lobby where there is a storage cupboard and a door into the living room. The welcoming living room features a gas fire, TV and telephone points, and a large window to the front elevation. It leads into a well-equipped dining kitchen, fitted with a range of wall and base units, stainless steel sink with mixer tap, and integrated appliances including a dishwasher, induction hob, and double electric oven with grill. French doors open to the side, while a glazed door provides access to the utility room. A drop-down ladder in the dining kitchen provides access to the part-boarded, insulated loft with lighting—ideal for storage.

The utility room offers storage and space for white goods, along with access to a cloakroom fitted with a WC and wall-mounted basin. To the rear, a versatile garden room enjoys bi-folding doors, side access, two skylights, and radiators—perfect for year-round use and enjoying views of the garden.

Both bedrooms are well-sized and benefit from their own ensuite facilities. The front bedroom includes an ensuite bathroom with electric shower over bath, underfloor heating, electric heated towel ladder, and a front-facing window. The second bedroom also features a modern ensuite shower room with a shower cubicle, vanity unit basin, underfloor heating, electric heated towel ladder, and an opaque rear window.

Externally, to the front of the property, paved steps lead to the front door, and the garden is attractively gravelled for ease of maintenance, with mature shrubs.

The rear garden is mainly laid to lawn with a paved patio area that continues onto the driveway. There are gravelled borders with established trees and shrubs, a garden shed, and raised vegetable beds. A detached garage offers further flexibility, with an electric roller door to the front, a side personnel door, and windows to the side. Inside, there's a separate store/office area complete with its own sink, windows to the rear and side, and a part-boarded loft for additional storage.

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.









