



HUNTERS[®]
HERE TO GET *you* THERE



Greenshaw Drive, Wigginton, York

Guide Price £150,000

An excellent opportunity to acquire an immaculate ground floor retirement property, set within the highly sought-after village of Wigginton. Ideally positioned for easy access to the local amenities of both Wigginton and nearby Haxby, the property is offered with no onward chain. The accommodation comprises two bedrooms, a shower room, a living room and a kitchen, along with a useful storage cupboard. The property provides spacious, well-appointed living, complemented by the added benefits of a managed development and a secure entry system for peace of mind. EPC Rating C - Council Tax Band B

Haxby

The town boasts a diverse range of shops, primarily located along its main street, complemented by two small shopping centres. Amenities and services in the area include doctor's surgery, dentist, two pharmacies, pubs, cafes, restaurants, two supermarkets, independent shops, and local schools and three churches making it a convenient and well-rounded community.

Property Description

The main building benefits from a secure entry phone system leading into a welcoming entrance lobby. The communal entrance hall offers comfortable seating areas, along with stairs and a lift to the first floor, a manager's office, and a laundry room.

Upon entering the apartment, you are welcomed into an entrance hall providing access to two bedrooms (one double and one single), a shower room, a lounge, and a useful storage cupboard. The lounge and kitchen are connected by a wide opening, creating a more open-plan feel and enhancing the sense of space. The kitchen is fitted with a range of wall and base units with worktops, a stainless steel sink with mixer tap, an integrated four-ring electric hob, and an eye-level double oven with grill. There is also space for a fridge freezer and a washing machine. The shower room is well-appointed with a step-in shower cubicle, a hand wash basin, and a WC.

Leasehold Information

The property was built in 1988 and has a 120 year lease that runs from 08/03/1988 to 07/03/2108 with an approximate remaining lease of 82 years

The Ground Rent is £zero per annum

The Service charges are currently £348.22 per month

The annual charge is £4,178.61

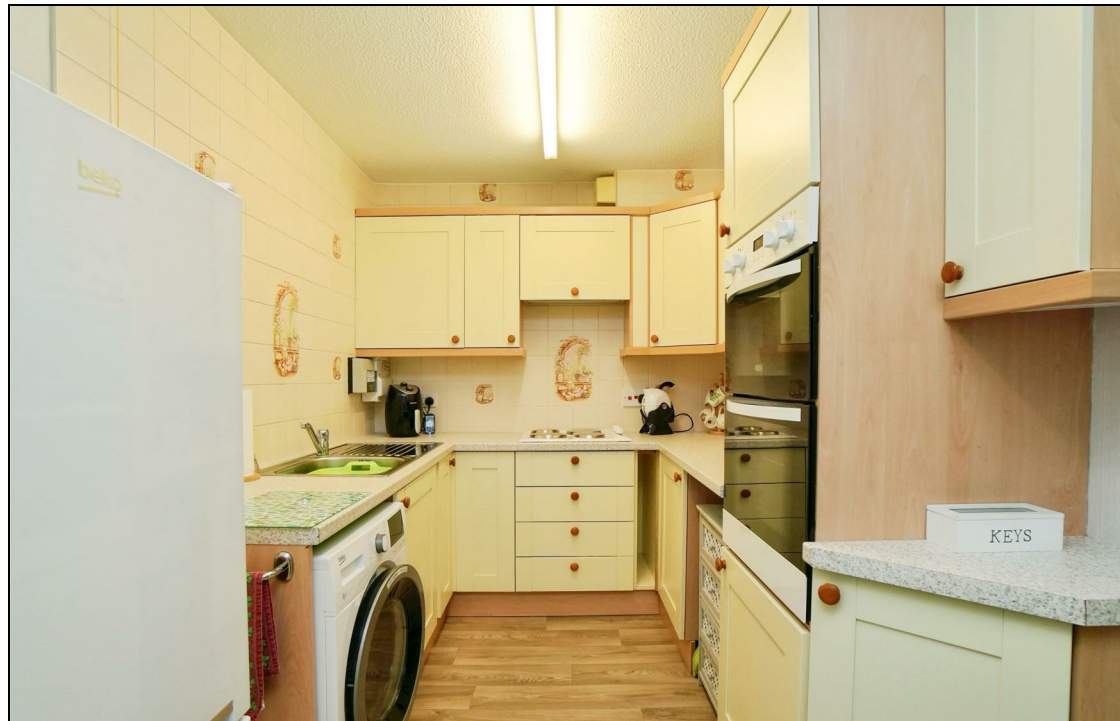
The Managing Agent is Anchor

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.

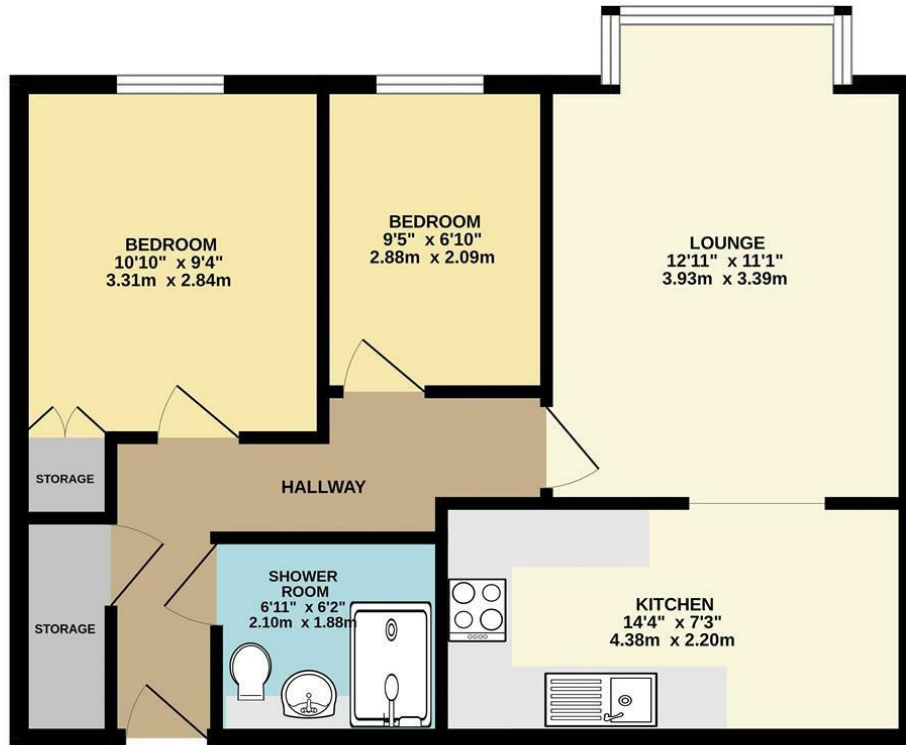
These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these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



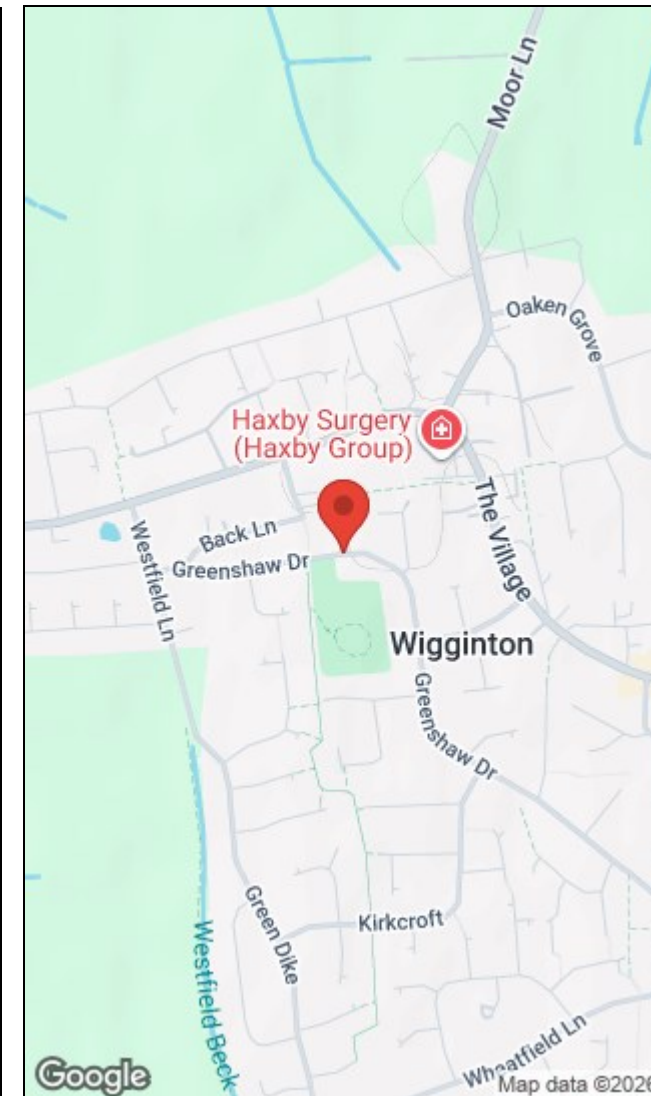




GROUND FLOOR
565 sq.ft. (52.5 sq.m.) approx.



TOTAL FLOOR AREA : 565 sq.ft. (52.5 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		
(55-68) D	70	76
(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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