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***** FORMER 3 BED DETACHED BUNGALOW *** UPDATED AND WELL PRESENTED THROUGHOUT *** WIGGINTON CUL DE SAC POSITION ***
DETACHED GARAGE *** COUNCIL TAX BAND D *** EPC RATING D *****

Brought to the open market is this well-presented two-bedroom detached bungalow, positioned at the end of a cul-de-sac within the popular village of Wigginton. The accommodation briefly comprises an entrance lobby, a living room, a well-fitted kitchen with adjoining dining room, a contemporary shower room, and two bedrooms. Externally, the property benefits from low-maintenance gardens to the front and rear, driveway parking, and a garage. Early viewing is highly recommended to fully appreciate the position, presentation, and accommodation on offer. EPC Rating:D, Council Tax Band: D

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 are further facilities.

Property Description

On entering the property, you are welcomed into an entrance lobby which provides access to the living room along with a useful storage cupboard.

Positioned to the front elevation, the living room benefits from a bay window and features a fireplace with an electric fire in situ. From the living room there is access into both the kitchen and the inner hallway.

The kitchen is fitted with a range of wall and base units with complementary worktops incorporating a stainless steel sink with mixer tap, ceramic hob, and electric oven with grill. There is also space and plumbing for additional appliances, including a fridge and washing machine. Leading off the kitchen is the dining room which in the past was bedroom 3, whilst an external door provides access to the side of the property.

The inner hallway leads through to two bedrooms and the shower room. Both bedrooms are positioned to the rear elevation and enjoy views over the rear garden, with the principal bedroom also benefiting

from built-in wardrobes. Completing the internal accommodation is the shower room, fitted with a step-in shower cubicle, hand wash basin, low-level WC, and an opaque window to the side elevation.

Externally, the property benefits from low-maintenance front and rear gardens, both of which have been gravelled. A driveway provides off-street parking and leads to the garage, which features an up-and-over door together with power and lighting. The rear garden also incorporates a lawned section and a timber garden shed.

Additional Information

We have been advised:

- The garage was re-roofed in 2025
- The heating system & electrics were updated in 2017
- The Kitchen was updated in 2018
- The Bathroom was updated in 2019
- New double glazing was installed in 2021

Agents Note

The property is located to the end of a cul-de-sac and is sited next door to an electrical substation which is enclosed in a brick building.

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.



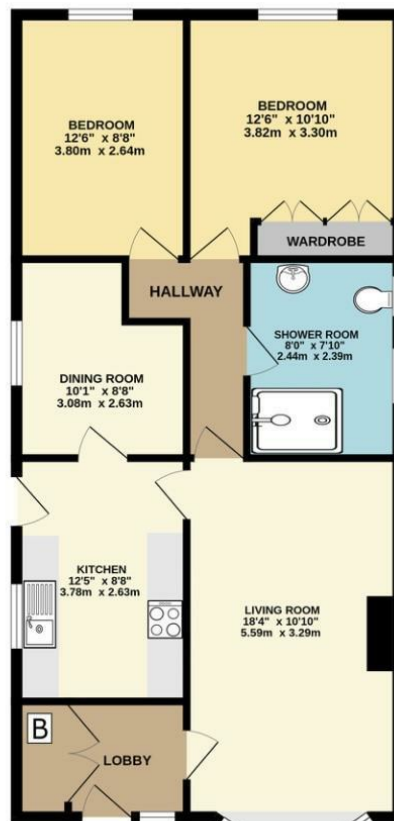
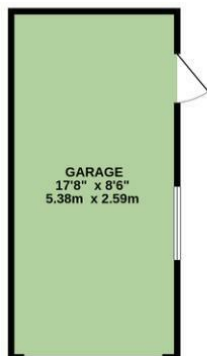






GARAGE
9 sq. ft. (0.0 sq. m.) approx.

GROUND FLOOR
802 sq. ft. (74.5 sq. m.) approx.



TOTAL FLOOR AREA: 802 sq. ft. (74.5 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		67	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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