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48 Plantation Way, Wigginton, York, North Yorkshire, YO32
2ZE

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Guide Price £450,000

4 BED DETACHED FAMILY HOME - OWNED SINCE NEW IN 1986 - NO ONWARD CHAIN - CORNER PLOT WITH FARM OUTBUILDING TO RENOVATE - RECENTLY UPDATED BATHROOM & ENSUITE - DOWNSTAIRS CLOAKROOM WC - CUL DE SAC LOCATION - HANDY FOR SCHOOL AND VILLAGE AMENITIES - UPDATED UPVC DOUBLE GLAZING - GAS CENTRAL HEATING - COUNCIL TAX E - EPC RATING D

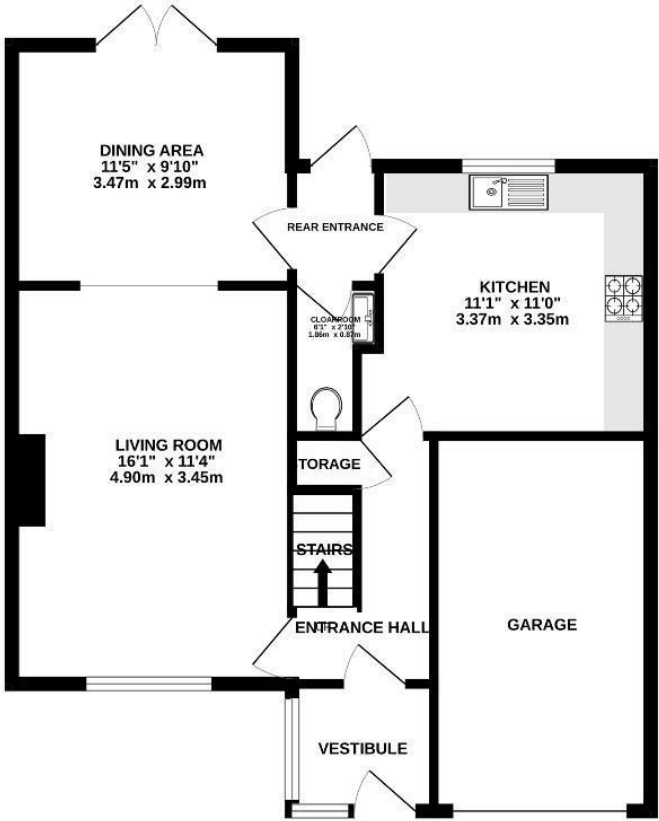
We are delighted to offer to the market this 4 bed detached family home in one of Wigginton's most popular cul de sacs close to the village primary school and park. Offered with no onward chain this property has been in the same ownership since it was built and bought from Persimmon in 1986 when the family asked that the builders don't demolish an old farm building in the garden which offers lots of potential for the future owner to update and make use of.

Internally the accommodation has been updated in the bathroom and ensuite as well as the downstairs wc. The windows have been updated as well with extensive UPVC double glazing and patio doors leading from the dining area out onto a raised decked seating space which in turn leads to the generous corner plot garden.

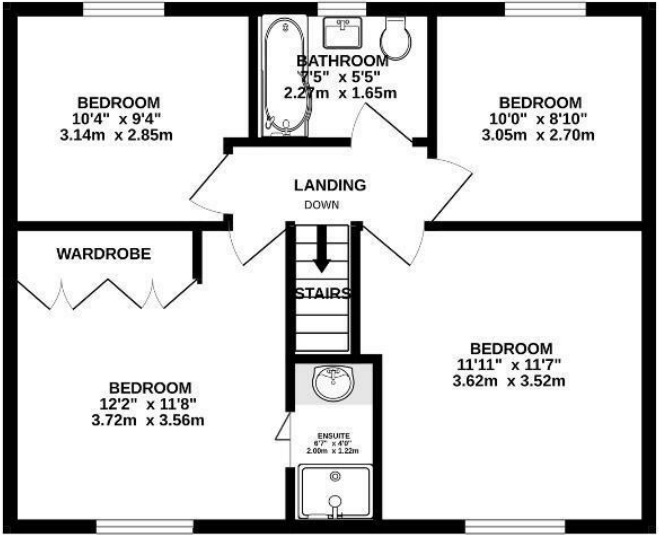
Call Hunters Haxby for your viewing of this detached family home.

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GROUND FLOOR
675 sq.ft. (62.7 sq.m.) approx.

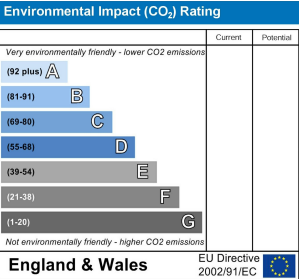
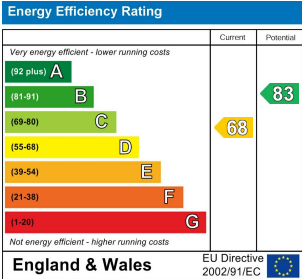


1ST FLOOR
548 sq.ft. (50.9 sq.m.) approx.



TOTAL FLOOR AREA : 1223 sq.ft. (113.6 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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Porch

To the front of the property, you enter into a vestibule via a UPVC composite door. There is also a tiled floor and a UPVC double glazed window to side.

Entrance Hall

Having doors to the living room, kitchen and understairs cupboard and stairs to the first-floor accommodation, the entrance hall has laminate flooring and a central heating radiator.

Living Room

The living room is located to the front elevation of the home, there is a fireplace with a gas fire as the main focal point. There is also a double-glazed window to the front and a radiator. To the rear of the living room is the opening to the dining area.

Dining Area

Open plan with the living room, the dining area has double glazed french doors providing access onto a timber decked area in the rear garden. There is also a door from the dining area into the kitchen.

Kitchen

Located to the rear of the property, the kitchen features a range of fitted wall and base units with complementary work surfaces over. There is also a one and half sink drainer and a host of integrated appliances (double electric oven, 5 ring gas hob with hood over, fridge freezer, and washing machine). There is also a double-glazed window offering views into the garden.

Cloakroom

The downstairs cloakroom has been refitted, comprising a close coupled toilet, hand wash basin, chrome towel radiator and an extractor fan.

Rear Lobby

The rear lobby has doors to the kitchen, dining area and cloakroom. There is also a double-glazed door providing access to the rear garden.

First Floor

The first-floor landing has doors to all bedrooms and a house bathroom. There is also a loft hatch with a drop-down ladder.

Bedroom One

This bedroom is located to the front elevation and benefits from having an ensuite shower room. There are fitted wardrobes, a double-glazed window to the front, and a central heating radiator.

Ensuite Shower Room

Accessed from the bedroom is a fully tiled ensuite shower room comprising a shower cubicle with a plumbed-in mixer shower with drench head and additional handheld shower, and a wash hand basin set in a vanity unit. There is also recessed lighting to the ceiling and an extractor fan.

Bedroom Two

This bedroom again is located to the front elevation having a double-glazed window to the front and also a central heating radiator.

Bedroom Three

This bedroom is located to the rear elevation having a double-glazed window with views over the rear garden, there is also a central heating radiator.

Bedroom Four

This bedroom, again being located to the rear elevation benefits from having a double-glazed window with views over the rear garden. There is also a central heating radiator.

Bathroom

This refitted bathroom is fully tiled and comprises a modern p-shaped bath with a screen and plumbed-in shower and drench head, a pedestal wash hand basin, a close coupled WC, a chrome vertical radiator, and an illuminated mirror. There is also a double-glazed opaque window to the rear.

External

The property enjoys a tucked-away corner plot approached by a paved driveway leading to the garage. The rear garden is a surprise due to its corner layout enjoying the benefit of not being overlooked as it backs onto Wigginton Churchfield park and pathway. Featuring a raised decked area off the Dining area, the garden also has the surprise of an original farm building that the vendor asked the builders in 1986 to not demolish and with some vision has the potential to be transformed into a recreational use or home office.

As well as this, there are various trees including a willow tree over a pond which has previously been used with pumps. There is also a greenhouse.

Additional Information

Council Tax Band: E
EPC Rating: D currently 68 (D) potential 83 (B)
Tenure: Freehold
Central Heating: Mains Gas
Mains Drainage

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C	68	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		

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, our highly qualified and experienced valuers will 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 estate agents.

England & Wales2002/91/EC



