



Westfield Place, Wigginton, YO32 2JQ

£425,000



*** 3 BED DETACHED HOUSE *** NO ONWARD CHAIN *** FLEXIBLE LIVING OPTIONS *** POTENTIAL TO EXTEND (STPP) *** DOWNSTAIRS BEDROOM WITH ENSUITE *** 2 RECEPTION ROOMS *** WEST FACING GARDEN *** GARAGE *** HANDY FOR HAXBY SHOPS & AMENITIES ***

Situated in a highly sought-after Wigginton cul de sac is this 3-bed detached property built in 1967 by the respected local builders 'Sharp'. The property has the benefit of potential 'future-proofing' with a ground-floor bedroom with an ensuite. The address is in Wigginton but on the border of Haxby and close to its main street The Village.

Offered with NO ONWARD CHAIN the accommodation is offered ready for the next owner to put their mark on it. The accommodation comprises an entrance hall, sitting room, dining room, kitchen, as well as the ground floor double bedroom with ensuite shower room, whilst upstairs the accommodation is completed with 2 further bedrooms and the family bathroom as well as plenty of enclosed eaves storage and cupboards.

The property enjoys a wrap-around garden on the south and west elevations as well as an attached garage, extensive upvc double glazing and gas central heating. The position is close to a bus route to York as well as near the shops, pubs and churches of Haxby and Wigginton.

EPC Rating D - Council Tax Band D



Accommodation

Enter via storm porch and newly fitted Everst composite door (2023)

Hallway

Stairs to first floor, understairs storage cupboard

Sitting Room 17'5" x 11'10"

Spacious light and airy room with windows to the front and side centred upon an electric fireplace and 2 x radiators

Kitchen 13'4" x 10'6" (max)

Range of fitted wall and base units with complementary work surfaces, electric oven and hob, one and half sink drainer, space for fridge freezer, radiator, large pantry, window to the rear, door to side passageway that leads to the front and the rear garden

Dining room 11'11" x 10'6"

Accessed from the kitchen and double doors from the sitting room, windows to the side and rear, radiator

Bedroom 3 10'4" x 9'5"

Ground floor bedroom with window to the front, radiator, access to ensuite

Ensuite Shower Room

Shower cubicle, wc and wash hand basin, opaque window to the side

First Floor Landing

Window to the side, radiator, storage cupboards and access to the eaves storage areas which run the length of the first floor providing superb storage solutions

Bedroom 1 12'11" x 11'10" (max)

Windows to the front and side, radiator, built in wardrobes

Bedroom 2 13'4" x 10'6" (max)

Window to the front, radiator

Family Bathroom 8'3" x 5'7"

Bathroom with P-shaped bath with shower over and screen, close coupled wc, pedestal wash hand basin, radiator, opaque window to the side

Outside

The property sits at the end of a sought-after cul de sac a few streets away from the main Haxby centre. There is a driveway leading to the attached garage with up and over door. The gardens at the rear are south westerly and back on to single-storey bungalows so have good levels of privacy. The

gardens are also enclosed and offer flexible options in how they will be used in the future., there is also a summer house.

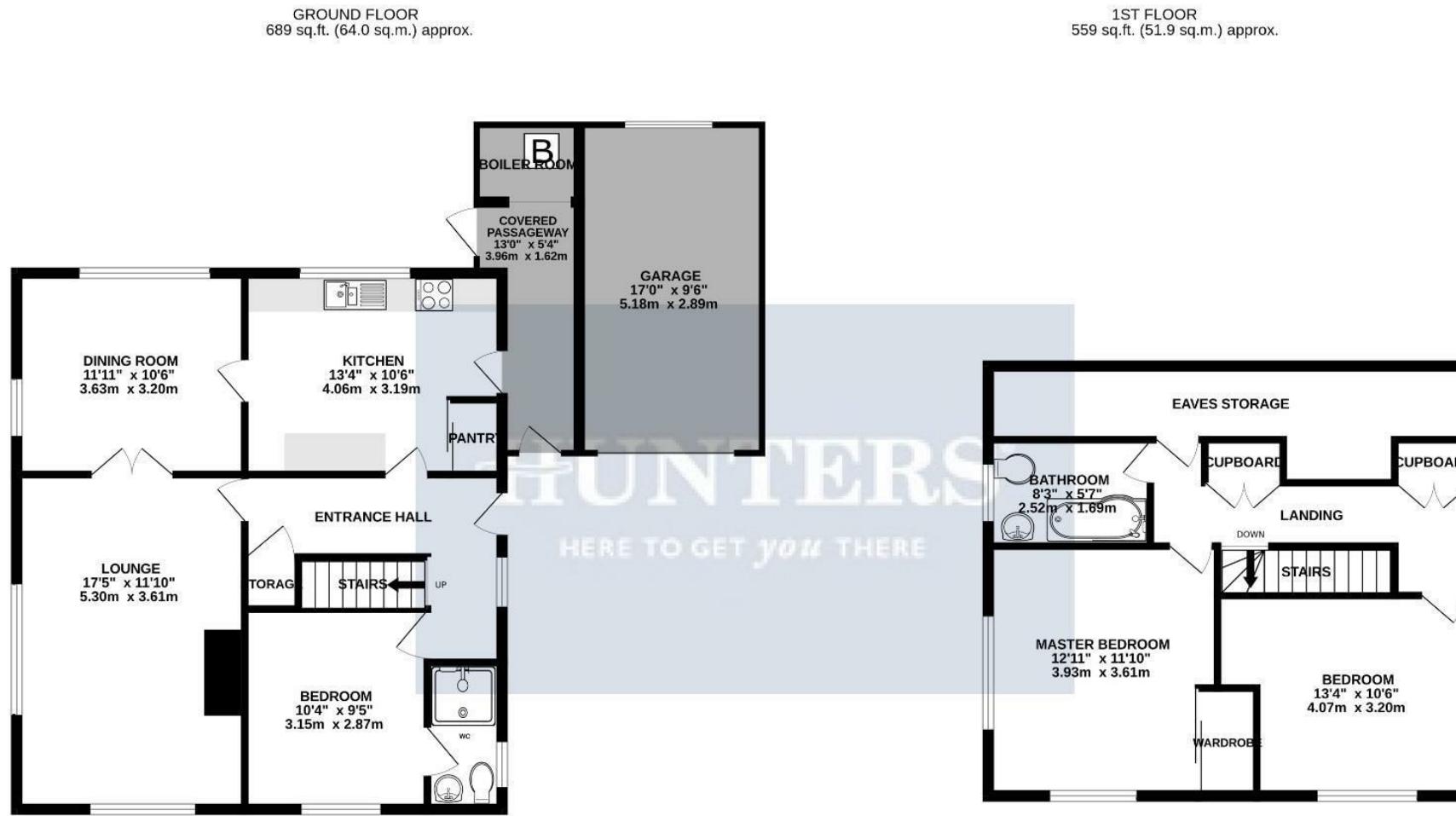
EPC Ratings & Council Tax

The Energy Performance Certificate has a current rating of 66 (D) and a potential rating of 79 (C). The City of York council have the property listed in Band D

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.

Tenure: Freehold
Council Tax Band: D



TOTAL FLOOR AREA: 1248 sq.ft. (115.9 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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- *** NO ONWARD CHAIN ***
- QUIET HAXBY CUL DE SAC
- HANDY FOR SHOPS & AMENITIES
- 3 BEDROOMS
- GROUND FLOOR BEDROOM WITH ENSUITE
- WRAP AROUND SOUTH WEST GARDEN
- GARAGE
- EPC RATING D - COUNCIL TAX D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		79
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		

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