

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Westfield Grove

Wigginton, York, YO32 2QJ

Guide Price £275,000





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Guide Price £275,000



## LOCATION

Wigginton village is serviced by a wide range of local facilities including shops, schools, 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 are further facilities including, Supermarkets, pubs, restaurants and further amenities. The property is also close to a regular bus service direct to York city centre

## DIRECTIONS

Enter Wigginton from the York to Helmsley Road (B1363) onto Mill Lane. Take the 3rd turning on the right into Westfield Lane. Westfield Grove is the first turning on the right and the property is situated on the left hand side and identified by our For Sale board.

## ACCOMMODATION

Enter via Storm Porch and UPVC double glazed opaque door

## ENTRANCE HALLWAY

Radiator, Loft access with drop down ladders, doors leading off to:

## LOUNGE

Bay fronted lounge with UPVC double glazed windows to the front, Electric fire in stone hearth and insert with wooden surround, 2 x radiators

## MASTER BEDROOM

Radiator, cupboard, UPVC double glazed sliding doors to the garden, radiator

## BEDROOM 2

UPVC double glazed window to front, radiator

## SHOWER ROOM

Part-tiled room with large walk in shower with screen, wc, wash hand basin, UPVC opaque double glazed window to side elevation, chrome towel radiator, extractor fan

## KITCHEN

Range of wall and base units with matching preparation surfaces. Stainless Steel one and half sink drainer, Integrated double electric oven, electric hob with filter hood over, space and plumbing for washing machine, pantry cupboard, UPVC double glazed opaque door to side, UPVC double glazed window to looking out towards rear garden, radiator

## OUTSIDE

To the front of the property is a garden with paving. Driveway leads to detached garage with remotely operated up and over door and power laid on. The rear garden is south facing and mainly laid to lawn with fencing and hedges to the perimeter and a timber shed.

## COUNCIL TAX

City of York Council has this property in Council Tax Band B, which is £1,476.85 per annum, as at 01/04/2022

## EPC RATING

The property has a current Energy Efficiency Rating of 66 (D) with potential of 83 (B)



Road Map



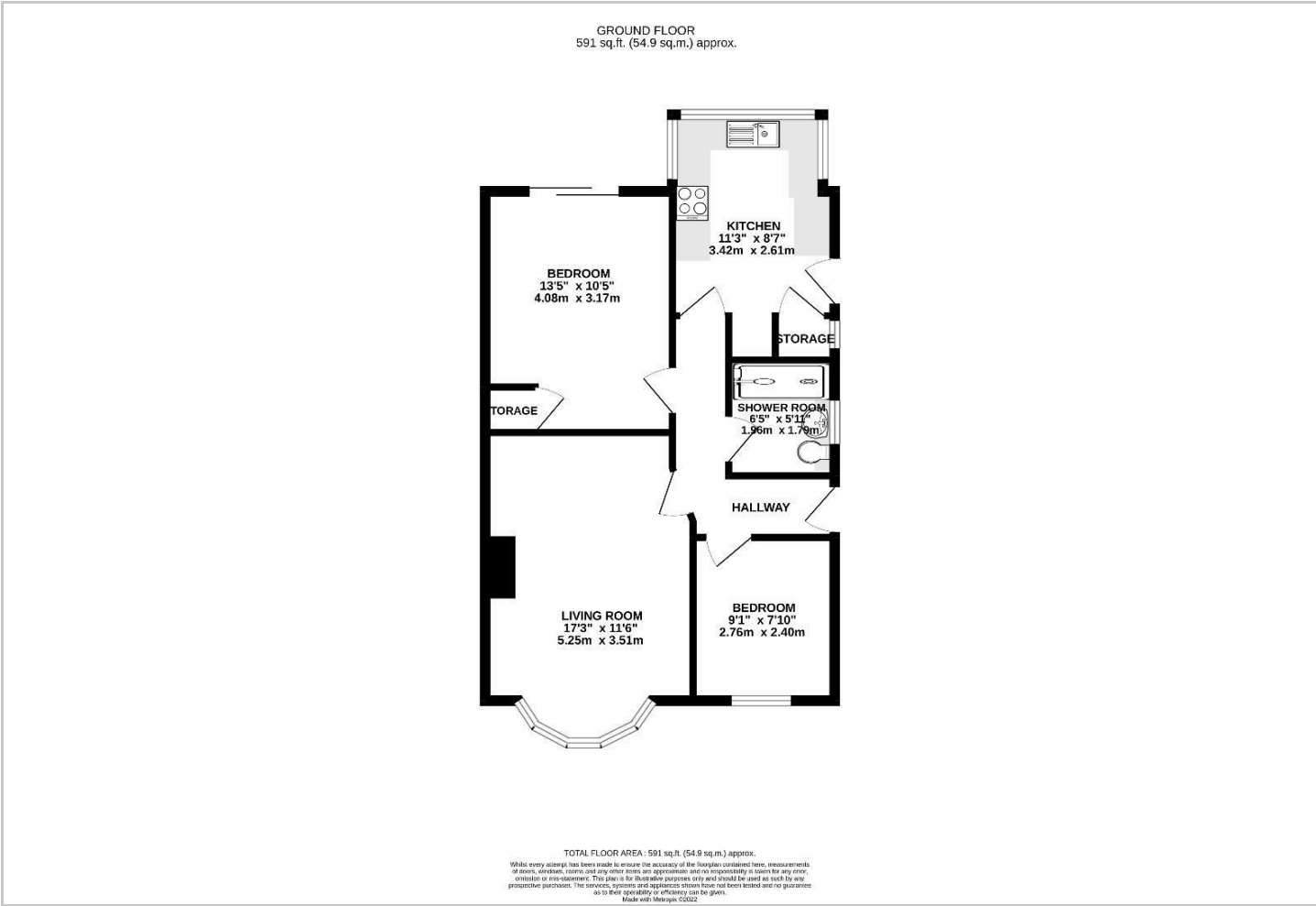
Hybrid Map



Terrain Map



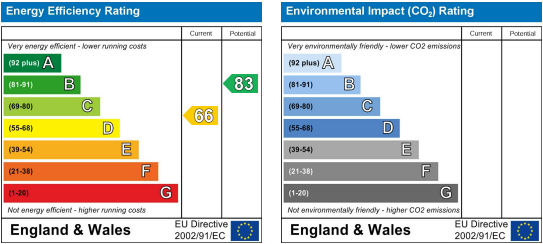
Floor Plan



Viewing

Please contact our Hunters Haxby Office on 01904 750555 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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. **THINKING OF SELLING?** 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.