



HUNTERS[®]
HERE TO GET *you* THERE

 2  1  1  E

St. Marys Mews, Greenshaw Drive, Wigginton,

Asking Price £135,000



COMPETITIVELY PRICED * WELL PRESENTED 2 BEDROOMED RETIREMENT FLAT * OVER 60's * SOUGHT AFTER DEVELOPMENT * FIRST FLOOR * NO CHAIN * IMMACULATE * CLOSE TO AMENITIES * VIEWING RECOMMENDED * EPC RATING E * COUNCIL TAX BAND B

A superb opportunity to purchase an immaculate retirement property in the popular village of Wigginton. Ideally located for all the amenities in Wigginton and Haxby it is offered with no onward chain. Situated on the 1st floor it offers spacious accommodation as well as convenience with the reassurance of a managed building and secure entry system. The apartment benefits from having had a replacement kitchen and shower room as well as updated electric heaters and nicely decorated throughout. A viewing is highly recommended. EPC rating E and Council Tax Band B. Apply Hunters on 01904 750555.

35 The Village, Wigginton, North Yorks, YO32 2PR | 01904 750555
ian.dunlop@hunters.com | www.hunters.com

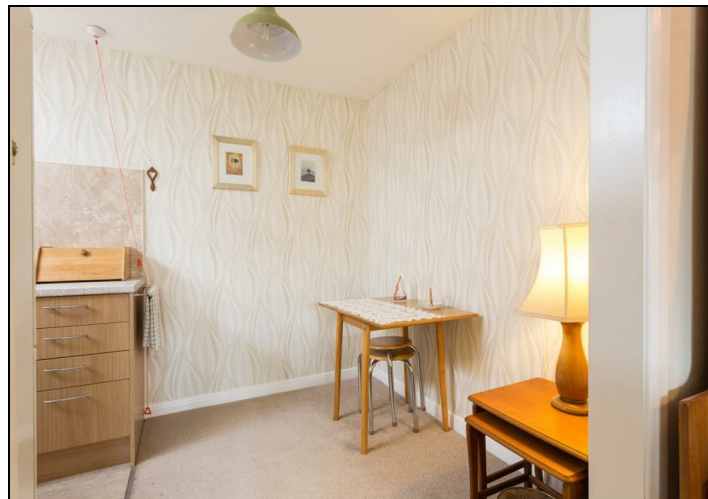


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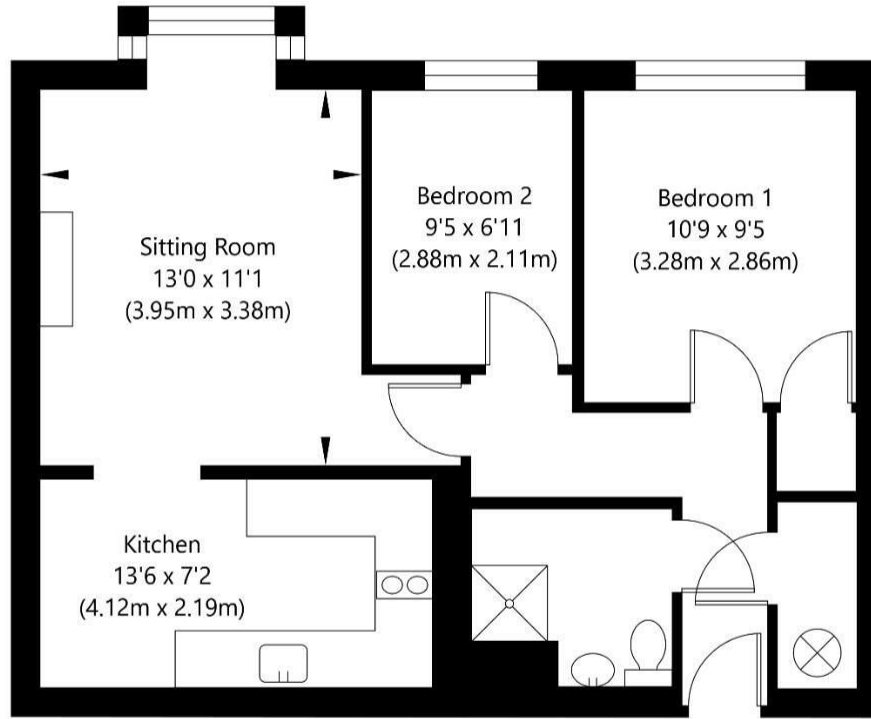
KEY FEATURES

- RETIREMENT FLAT
 - OVER 60's
- TWO BEDROOMS
 - IMMACULATE
 - 1ST FLOOR
- ON SITE MANAGER
- COMMUNAL AREAS
 - EPC RATING E
- COUNCIL TAX BAND B





St Mary's Mews, Greenshaw Drive, Wigginton, York, YO32 2SE



First Floor
GROSS INTERNAL FLOOR AREA
APPROX. 589 SQ FT / 54.72 SQ M

NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 589 SQ FT / 54.72 SQ M
All measurements and fixtures including doors and windows are approximate and should be independently verified.
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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
		76			
	53				
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

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