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Fletcher Court, Wigginton, York

Offers In The Region Of £250 000

*** VIEWING ADVISED *** 2 BED DETACHED BUNGALOW *** WELL PRESENTED PROPERTY THROUGHOUT *** NO ONWARD CHAIN *** SOUGHT AFTER POSITION IN WIGGINTON ***

This well-presented and spacious two-bedroom detached bungalow is offered to the market with no onward chain and is located on a unique development of only 3 properties on a private road just off St Mary's Close.

The property features a fitted kitchen, a generously sized dining lounge, two bedrooms, and a bathroom. Outside, both the front and rear gardens are gravelled for low-maintenance convenience, and there is off-street parking along with a garage.

Viewings are highly recommended to fully appreciate all that this property has to offer. EPC Rating: C Council Tax Band D

- New Price
 - Sought After Wigginton Cul De Sac
 - Well Presented Throughout
- Viewing Highly Recommended
 - Handy for Amenities and Bus Routes
 - EPC Rating: C : Council Tax Band: D
- 2 Bed Detached Bungalow
 - Low Maintenance Gardens

Location

Haxby and Wigginton is one of the area's most sought after locations. The area 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. It is also serviced by a regular bus service into the centre of York.

Property Description

As you step into the property via a new composite door, you are greeted by an entrance hallway with doors that lead to the kitchen, dining lounge, two bedrooms, and a bathroom. Additionally, the hallway provides access to a cupboard.

The kitchen is situated at the front elevation of the home and is equipped with a variety of wall and base units, worktops, and an integrated sink with a mixer tap. It also features integrated appliances such as a fridge freezer, gas hob, electric oven, and a Samsung washing machine and a Bosch dishwasher are also included.

The dining lounge, located at the front of the home, offers plenty of space for both living and dining furniture, if desired. It features a gas flame fire set within a surround, serving as the room's focal point. There are also television and telephone points.

Both bedrooms are located at the rear of the home, each featuring windows that overlook the rear garden. Additionally, both rooms include built-in cupboards for added storage.

The bathroom completes the internal layout, with fully tiled walls and a bath equipped with a shower overhead and a glass screen. It also includes a toilet, pedestal hand wash basin, heated towel rail, extractor fan, and an opaque window to the side elevation.

The gardens have been designed for easy maintenance. At the front of the property, a paved driveway offers off-street parking and access to the garage, which features an electric up-and-over door and power and lighting. The rest of the front garden is paved and gravelled. The rear garden is primarily gravelled, with three paved feature areas adding character.

Additional Information

- Tenure: Freehold
- Gas central heating
- Triple Glazed Windows
- Karndean Flooring Throughout - 20 Year Guarantee
- EPC Rating: C
- Council Tax Band: D

Agents Note

Please note that there is a development under construction of retirement flats behind this property on The Village.

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.

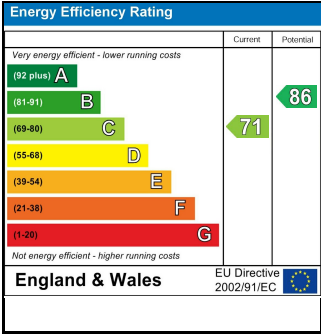
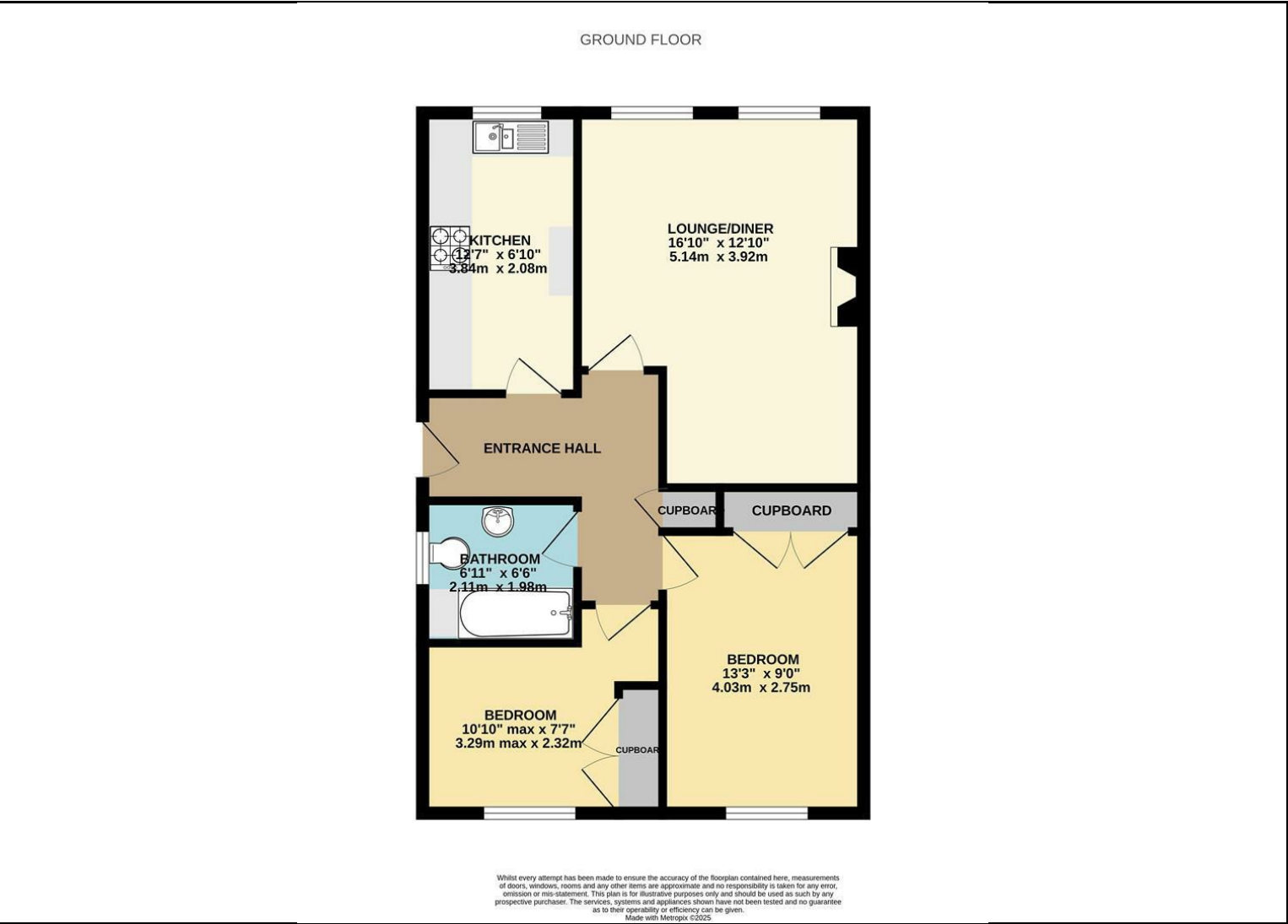
Disclaimer

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.









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