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# Church Lane, Wigginton, York

Guide Price £250,000

**Situated in the highly sought-after village of Wigginton, close to Haxby and perfectly placed for commuters into York, this well presented home offers stylish and well-proportioned accommodation throughout. The property features a welcoming living room, a contemporary fitted kitchen, and a light-filled dining area with direct access to the rear garden. Upstairs there are two bedrooms, a contemporary bathroom, and a boarded loft providing additional storage. Externally, there is an enclosed rear garden with seating areas, a timber shed, and an allocated parking space. An ideal home for first-time buyers or small families seeking a blend of village charm and city convenience. EPC Rating: C, Council Tax Band: B**

## Wigginton

Wigginton village is serviced by a wide range of local facilities including shops, primary school, 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 where there is a range of facilities.

## Property Description

The property is entered via a vestibule, providing an ideal space for storing coats and shoes before leading through into the living room. The living room features a gas fire set within a marble surround (currently disconnected) and includes both TV and telephone points. From here, a door opens into the inner hall, which provides access to the kitchen, dining room, and stairs rising to the first floor, as well as a useful understairs storage cupboards.

The kitchen is fitted with a range of wall and base units with marble-effect laminate work surfaces, an integrated gas hob with filter hood, and an electric oven. There is space and plumbing for a fridge-freezer and washing machine, along with a composite sink and mixer tap. A window opens through to the adjoining dining room, allowing light to flow between the two spaces. The dining area is generously sized, offering ample room for a table and chairs, and enjoys an abundance of natural light from two skylight windows, two ceiling level windows, and two further windows overlooking the garden. A door provides direct access to the rear garden, creating an ideal space for entertaining.

To the first floor, the landing offers access to the loft via a hatch and drop-down ladder. The loft space is mostly boarded and includes lighting, providing additional storage. The main bedroom is a comfortable double room with a rear-facing window and a built-in cupboard housing the gas combi boiler, which is serviced annually. The second bedroom, positioned to the front of the property, includes fitted wardrobes, an additional storage cupboard, and a window with shutters. The

bathroom is well appointed with an L-shaped bath and shower over, glass shower screen, hand wash basin set into a vanity unit, WC, centrally heated towel rail, and a window with shutters to the front elevation.

Externally, the enclosed rear garden offers two paved seating areas, a lawn, a slate-chipped section, and a timber garden shed. Rear access is available via a shared path, and the property benefits from an allocated parking space.

## Anti Money Laundering Regulations

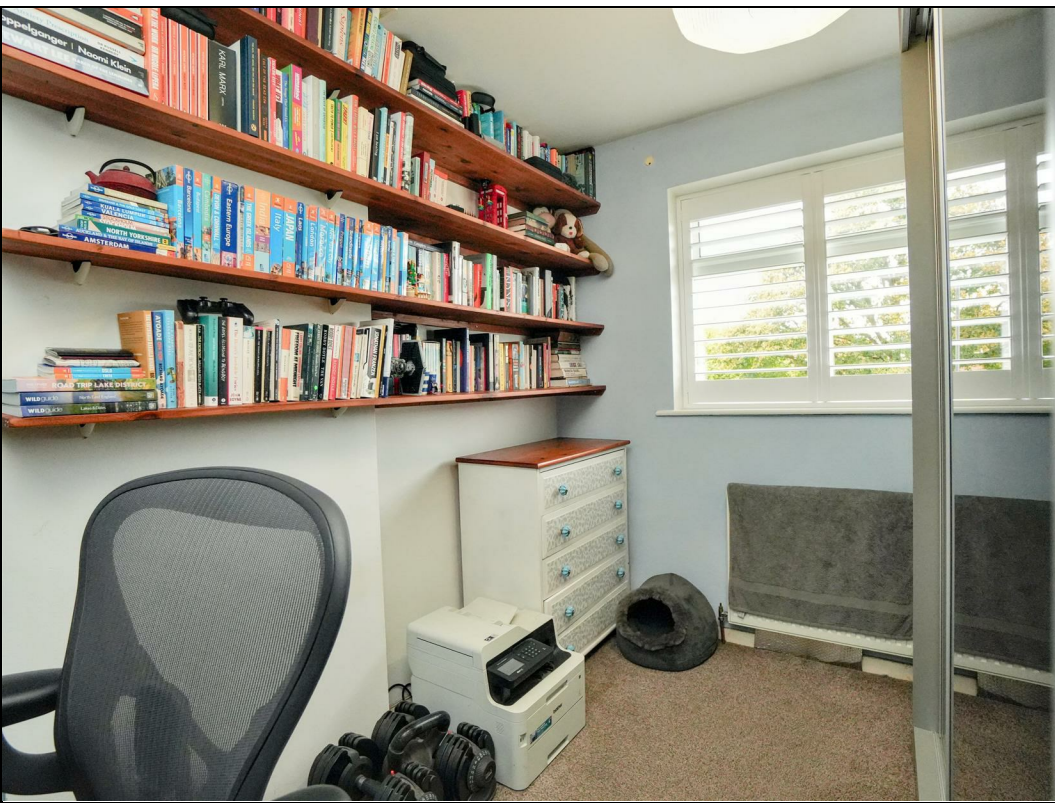
By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), 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.

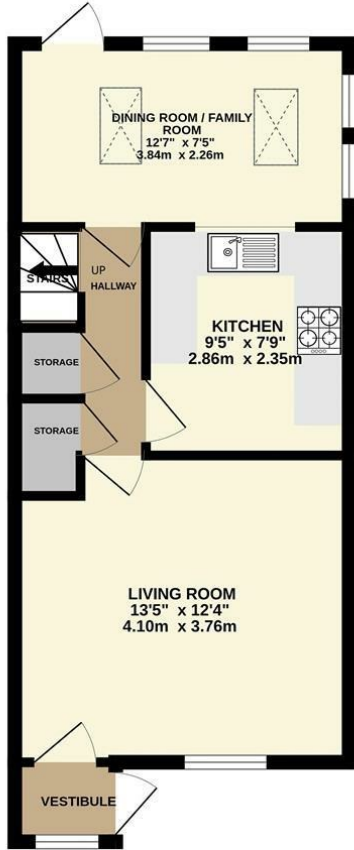




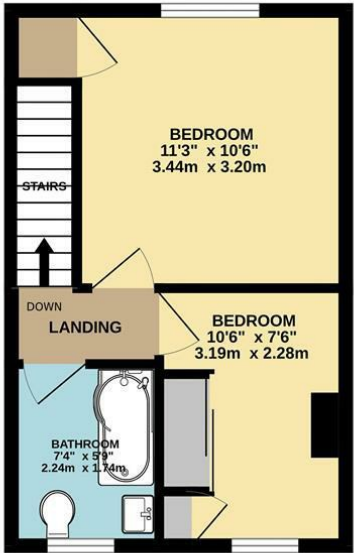




GROUND FLOOR  
402 sq.ft. (37.3 sq.m.) approx.



1ST FLOOR  
287 sq.ft. (26.6 sq.m.) approx.



TOTAL FLOOR AREA: 689 sq.ft. (64.0 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	71	76
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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