



Castle Close, Wigginton, York Asking Price £300,000

**** EXTENDED BREAKFAST KITCHEN ****

A skilfully extended and well maintained 3 bedroom semi detached family house featuring a superb through lounge, private rear garden and single garage.



Accommodation

This significantly improved and well-maintained semi-detached house is located in the heart of Wigginton and is certain to be of interest to professional couples, small families, and retirees.

The property offers quick and easy access to both the A1237 York Outer Ring Road which in turn services the A64 York to Leeds Road with York District Hospital only 2 miles away.

Internally, the property is entered through a double glazed front door into a reception hall with staircase leading to the first floor accommodation. The hall also includes a radiator and built-in under stairs storage cupboard.

The principal reception room is a spacious through lounge dining room which has been opened out into one sitting room space having sliding patio doors to the rear elevation leading out onto the rear gardens beyond.

There is a feature fireplace set on a marble hearth, in addition to a television aerial point and twin radiators.

The breakfast kitchen forms part of a skillful side extension and has a range of modern-day units to 3 sides with laminated worktops and inset stainless steel sink units. There is an additional range of matching high level storage cupboards with laminated upstands.

Included within the kitchen is a built-in Zanussi electric oven with 4 point ceramic hob unit with brush stainless steel extractor canopy. The kitchen provides plumbing for a washing machine and dishwasher with a recess providing space for a freestanding fridge freezer unit. There is a fitted breakfast bar and UPVC framed double glazed rear entrance door.

To the first floor are 3 generous bedrooms, the main bedroom of which is positioned at the front of the house and bedroom 2 being at the rear. Bedroom 3 is currently used as a working study and has a built-in over stairs storage cupboard.

All 3 bedrooms benefit from UPVC framed double glazed casement windows and radiators.

The first floor landing has a loft hatch, and the internal accommodation is completed by a modern house bathroom having a low flush W.C., pedestal wash hand basin and inset panelled bath with wall mounted shower attachment and full height tiled splashbacks. In addition, there is a heated towel rail, extractor fan and ceiling down lighters.

To The Outside

The property is located at the end of this peaceful cul de sac having pedestrian access onto a front pathway which adjoins a lawned front garden with planted herbaceous borders. Included within the sale is a single garage which is located at the front of the property and accessed directly off Castle Close. The garage has an up and over door.

Adjoining the rear elevation is a flagged patio which steps out onto a rectangular rear garden which has a shaped central lawn with surrounding herbaceous borders.

There is a second flagged patio providing additional space for freestanding garden furniture, and the rear garden is enclosed to all sides by fenced boundaries. The property also enjoys an open rear aspect.

There is gas fired central heating, as well as double glazing throughout and an early inspection is strongly recommended.

Additional Property Information

Tenure: Freehold

Services/Utilities: Mains Gas, Electricity, Water and Sewerage are understood to be connected

Broadband Coverage: Up to 1000* Mbps download speed

EPC Rating: D

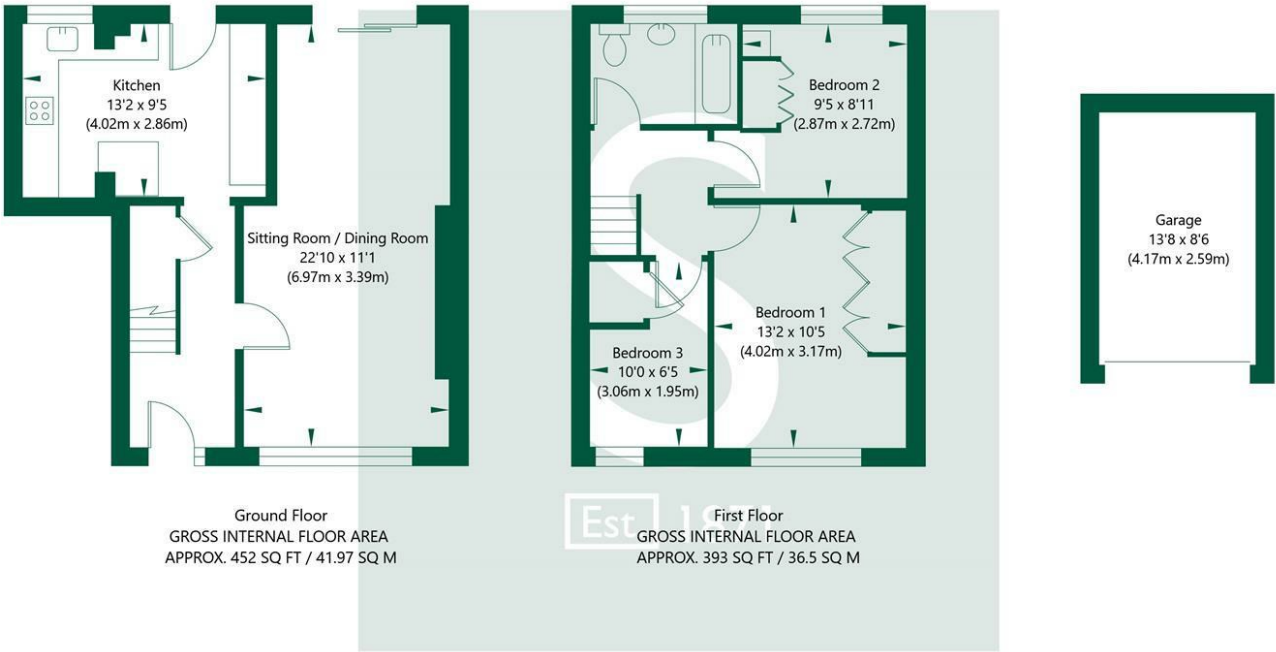
Council Tax: C - City of York

Current Planning Permission: No current valid planning permissions

Viewings: Strictly via the selling agent - Stephensons Estate Agents - 01904 625533

*Download speeds vary by broadband providers so please check with them before purchasing.

Castle Close, Wigginton, York, YO32 2HR



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 845 SQ FT / 78.47 SQ M - (Excluding Garage)
All measurements and fixtures including doors and windows are approximate and should be independently verified.
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