



**St. Nicholas Way, Wigginton, York
£250,000**

A good-sized semi-detached bungalow in this highly sought-after location benefiting from a choice corner plot position and which is available for sale with no forward chain and vacant possession.



The property is entered via a uPVC door into the porch which has a useful storage cupboard housing the gas combi boiler.



The kitchen has a combination of base and wall storage units with heat resistant preparation surfaces incorporating a 1 1/2 sink with drying area. There is an integrated Zanuzzi oven/grill with 4 ring gas hob and space for a washing machine and fridge. A useful access door leads out to the side elevation.



The property has two well-proportioned bedrooms which are located towards the rear and the bathroom which comprises a three-piece suite including bathtub, wash hand basin and WC.



To the outside, the property sits on a generous corner plot with gardens to the front, side and rear. To the rear the garden is predominately laid to lawn with a flagged patio area and herbaceous borders. There is also a useful timber shed for storage.

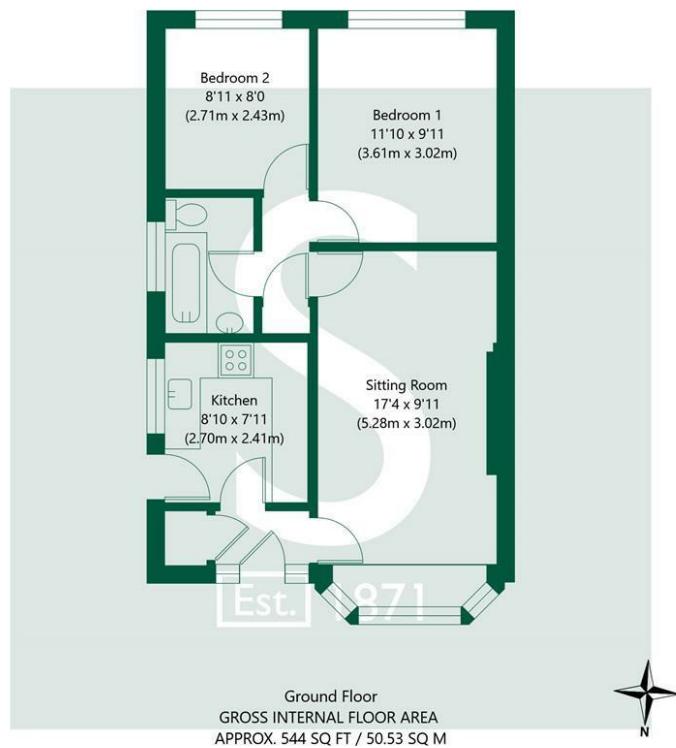


The plot allows scope to extend the property to the side or rear subject to the necessary planning permission.



This property is available for sale with no forward chain and vacant possession and it is therefore as agents that we strongly recommend an internal inspection to truly appreciate what this property has to offer.





NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 544 SQ FT / 50.53 SQ M
All measurements and fixtures including doors and windows are approximate and should be independently verified.
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