Mill Lane, Wigginton, York
Asking Price £325,000

**** GENEROUS REAR GARDEN ****

A three bedroom semi-detached bungalow sitting on a gorgeous sized plot offering huge potential for further development, situated in a sought-after location with popular schools, making it an ideal family home.

Accomodation

Situated within this sought after area of Wigginton, this lovely semi detached bungalow is entered by a composite double glazed door to the side elevation opening into a spacious modern fitted kitchen with door leading off to sitting room three double bedrooms and shower room.

A good sized kitchen enjoys dual aspect windows to front and side with a range of fitted units and spacious work tops with space for washing machine, dryer, dishwasher and free standing fridge freezer along with an ideal dining space.

Leading from the kitchen is a modern sitting room with window to the front elevation with radiator and feature stone fitted fireplace with gas flame fire.

The bathroom has a neutral colour scheme with large walk in shower cubicle including mains fed handheld shower and glass shower screen and tiles from floor to ceiling. Also included is a low flush WC pedestal wash hand basin and chrome towel rail. in addition is a large floor to ceiling storage cupboard.

Leading from the corridor is access to a boarded loft with light and ladder which accommodates a combi boiler, installed approximately 9 years ago. The loft has potential to create an additional bedroom, subject to approval.

To the rear of the property are three double bedrooms all benefiting from large UPVC windows providing plenty of light and complimented with lovely views of the garden.

Information

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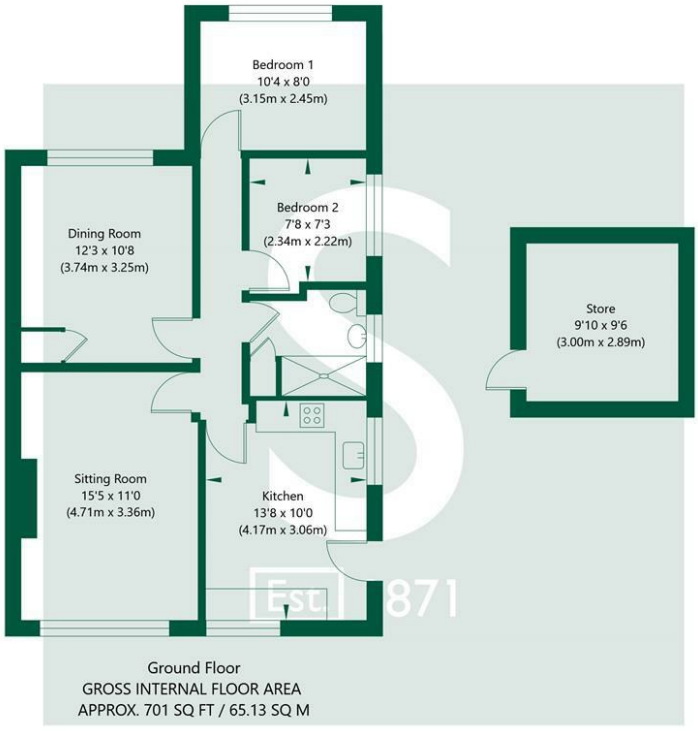
Tenure: Freehold
Services/Utilities: Mains Gas, Electricity, Water and Sewerage are understood to be connected
Broadband: up to 1600 Mbps*
EPC Rating: c
Council Tax: c - City of York
Current Planning Permission: No current valid planning permissions
Imagery Disclaimer: Some photographs and videos within these sales particulars may have been digitally enhanced or edited for marketing purposes. They are intended to provide a general representation of the property and should not be relied upon as an exact depiction.

to The Outside

The property is entered via a driveway leading to large double wooden gates, which open to a hard-standing gravel area providing ample off-road parking.

To the rear is a generous, expansive garden south facing, predominately laid to lawn featuring a decked seating area, while to the side there is ample space offering excellent potential for a side extension. The garden also benefits from a 10ftx 8ft built shed.

Mill Lane, Haxby, York, YO32 2QA



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 701 SQ FT / 65.13 SQ M - (Excluding Store)
All Measurements and fixtures including doors and windows are approximate and should be independently verified.
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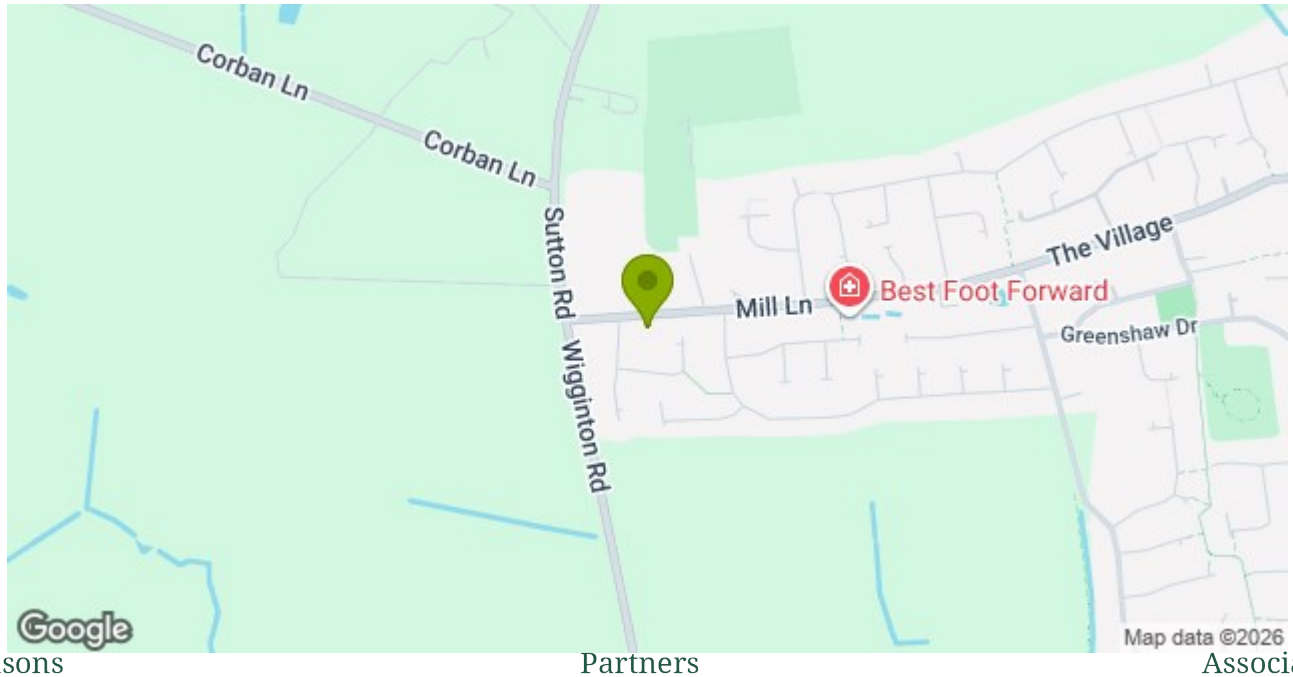

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