



**Back Lane, Wigginton, York  
Asking Price £565,000**

**\*\*VIEWING STRONGLY RECOMMENDED\*\***

A spacious, detached family home in this highly sought-after village location by Wigginton duck pond benefiting from four double bedrooms and wrap around gardens with substantial garden to the rear and detached double garage.



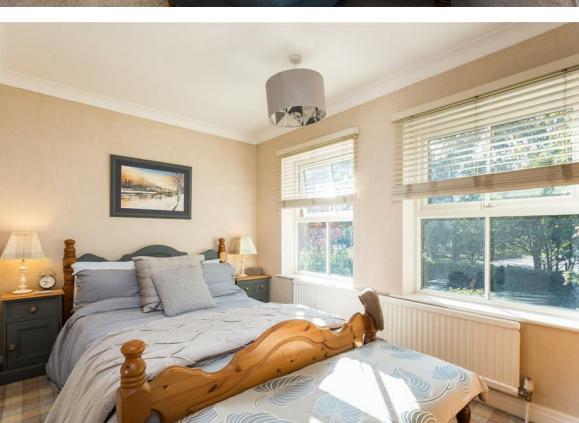
Wigginton is a popular village location situated approximately 4.5 miles to the North of York City Centre and has a range of local amenities including a convenience shop, public house, duck pond, nursery and primary school. Haxby village is within 10 minutes walking distance with an extensive range of shops, cafes/restaurants, GP surgery and public houses. There are regular bus services and excellent road links to York, with train services to London in under 2 hours and easy access to the outer ring road, A64 and further afield.



The property is accessed via a timber door leading into the spacious entrance hall which benefits from a useful downstairs cloakroom with oak flooring, WC, wash hand basin, towel rail and storage space.



The sitting room is spacious in size and dual aspect in design. There is a feature living flame gas fireplace with timber surround acting as the focal point of the room.



Double doors from the sitting room lead through into a good-sized dining room which benefits from French doors leading out to the rear garden.



The 'Wentworth' breakfast kitchen is of a generous size with solid maple wood doors and an extensive range of wall and base units, incorporating a 1 1/2 ceramic sink with drying area, an integrated NEFF dishwasher, and wine rack. The kitchen offers space for a range style cooker, microwave, fridge/freezer and washing machine. There is a convenient breakfast bar area as well as a utility area to the rear including an additional sink, storage space and an access door to the side elevation.

Stairs from the entrance hall lead up to the first floor living accommodation which has four, well-proportioned double bedrooms and the house bathroom. The house bathroom is fully tiled and has a Sottini bath suite including bathtub, corner shower cubicle, wash hand basin and low flush WC. There is also electric underfloor heating and a heated towel rail.

To the outside the property has wrap around gardens and a good-sized, private, rear garden which is predominately laid to lawn with a patioed area. There are also established trees and bushes and an attractive wildlife area.

The property benefits from further garden space to the front and has a large driveway to the side which offers ample off-street parking and leads up to a detached, brick-built, double garage which has power connected.

It is therefore, as agents, that we strongly recommend an internal inspection to truly appreciate what this property has to offer.

**Tenure:** Freehold

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

**Broadband Coverage:** Up to 76\* Mbps download speed

**EPC Rating:** D

**Council Tax:** E - City of York

**Current Planning Permission:** No current valid planning permissions

**Viewings:** Strictly via the selling agent - Stephensons Estate Agents - 01904 809900

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



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
APPROXIMATE GROSS INTERNAL FLOOR AREA 1233 SQ FT / 114.52 SQ M - (Excluding Garage)  
All Measurements and fixtures including doors and windows are approximate and should be independently verified.  
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