



73 Windsor Drive Wiggington
York, YO32 2RZ

Offers Over £300,000



ENJOYING A DELIGHTFUL POSITION WITH NO ONWARD CHAIN OVERLOOKING OPEN COUNTRYSIDE TO THE REAR, A TRADITIONAL STYLED 3 BEDROOM EXTENDED SEMI DETACHED FAMILY HOME, REVEALING SPACIOUS AND WELL PROPORTIONED ACCOMMODATION SET WITHIN GOOD SIZED MATURE GARDENS AND GARAGE WITH POTENTIAL TO EXTEND TO THE SIDE WITH RELEVANT PLANNING PERMISSION.

Mileages York City Centre - 4.5 miles, Malton - 18.5 miles, Leeds - 24 miles (Distances Approximate).

Lobby, Staircase Reception Hall, 24FT Sitting Room, Extended Garden/Dining Room, Kitchen.

First Floor Landing, 3 Bedrooms, Bathroom.

Outside: Front Low Maintenance Garden, Good Sized Enclosed Rear Garden, Driveway and Single Garage.

An internal viewing is highly recommended to fully appreciate this delightful semi detached family home, which enjoys a well-regarded position within this highly popular village of Wigginton.

A uPVC panelled and glazed entrance door with matching side slit, opens to a LOBBY adjoining a RECEPTION HALL with stairs rising to the first floor.

A six panel door leads to a good size SITTING ROOM extending to over 24ft, coving to the ceiling and uPVC double glazed window to the front aspect. Useful under the stairs cupboard.

From the sitting room a door leads to an impressive extended Garden Room/L-Shaped Kitchen Diner with sliding uPVC doors to the rear patio and pleasant gardens beyond. To one side there is an eye catching cast wood burning stove. uPVC personal door leads out to the side.

From the garden room an archway leads to the KITCHEN, comprehensively fitted with a range of wall cupboard and drawer floor units, tiled midrange. Curved edge preparatory work surfaces, inset 1 1/2 bowl stainless steel sink unit with side drainer and mixer tap, beneath a UPVC double glazed window, matching range of cupboard and drawer floor units, space for a refrigerator with further space and plumbing for a washing machine. Inset 4 ring gas hob with single oven under, extractor over, flanked by matching wall cupboards.

From the Reception Hall, stairs rise to the FIRST FLOOR LANDING with uPVC double glazed window





to the side. Loft access.

BEDROOM ONE - A wide UPVC double glazed window overlooks the enclosed rear garden with fine views over adjoining farmland.

BEDROOM 2 - UPVC double glazed window to the front elevation.

BEDROOM 3 - Linen cupboard, UPVC double glazed window to the front elevations.

BATHROOM – White suite comprising panelled bath with electric shower over, full height tiling, pedestal wash hand basin, low suite WC.

OUTSIDE - To the front is a low maintenance hardstanding garden providing parking. A concrete driveway provides off road parking and in turn leads to the:

ATTACHED GARAGE 19'2 x 9'2 Single metal up and over door to front, personal access to rear garden.

To the rear is a delightful, fully enclosed garden with paved patio, a central pathway flanked by decorative slate chipping and pebbles lead to a rectangular shaped lawn with established borders. To the very rear there is a raised patio. From the gardens there are uninterrupted views over adjoining farmland.

LOCATION - Wigginton is served by a wide range of local facilities including shops, schools, 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 village, where there is a range of facilities including, supermarkets, post office and a variety of traditional shops and local businesses.

TENURE - Freehold.

POST CODE - YO32 2QS.

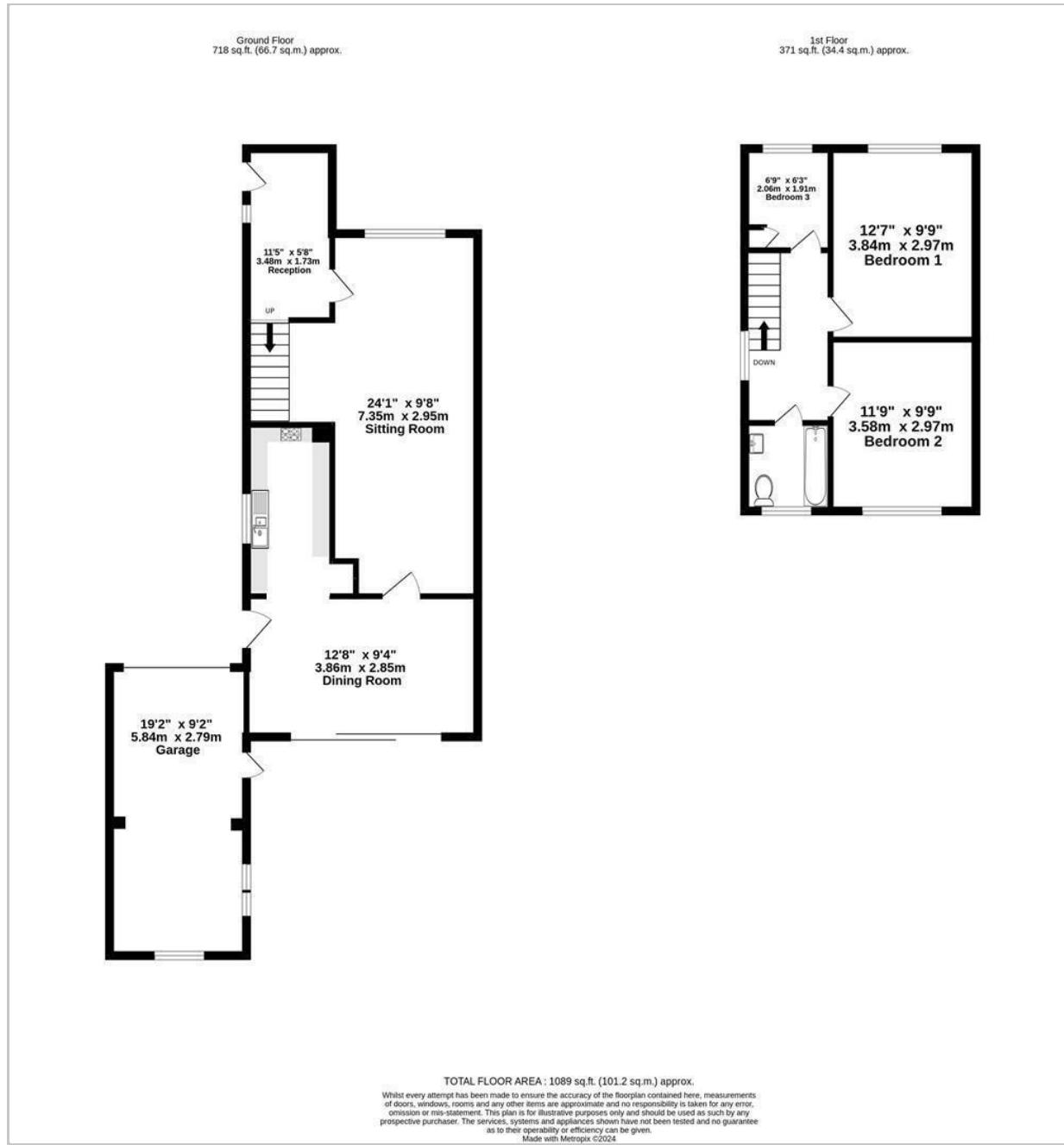
SERVICES - Mains water, electricity and drainage, with gas fired central heating.

DIRECTIONS - From Haxby, proceed towards Wigginton turning right onto Moor Lane, proceed short distance turning left onto Windsor Drive. No 73 is halfway down on the right hand side highlighted by a Churchills For Sale board.

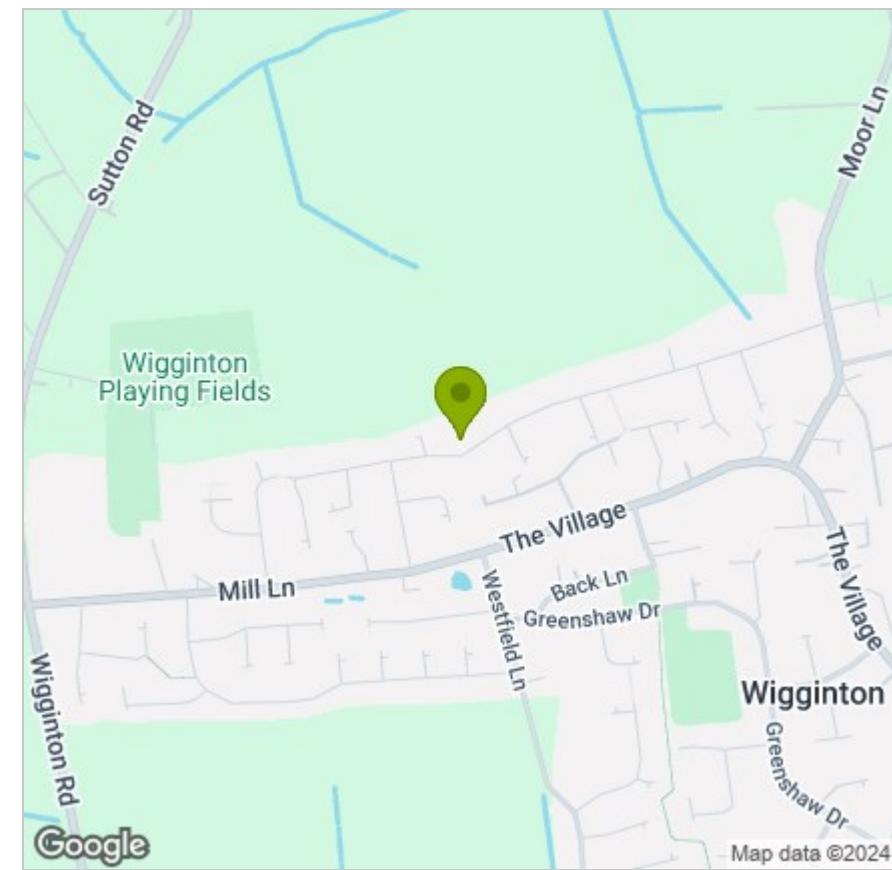
VIEWINGS - Strictly by prior appointment through the letting agents, Churchills of Easingwold Tel: 01347 822800 Email: easingwold@churchillsyork.com



FLOOR PLAN



LOCATION



EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C		68
(55-68) D		
(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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