Waterings, York YO32 2FT

£315,000

Stephensons
estate agents & chartered surveyors







Enjoying a generous corner plot within a quiet cul-de-sac, this extended semi-detached home offers well-balanced accommodation, a larger-than-average garden and excellent potential for buyers looking to make a home their own in one of York's most sought-after villages.

Tenure: Freehold

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

Broadband: Up to 1600 Mbps*

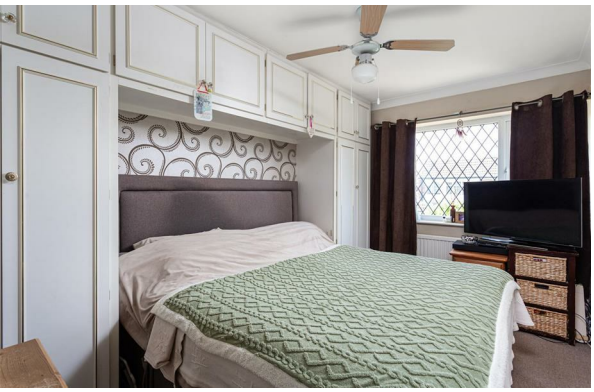
EPC Rating: C

Council Tax: C

Current Planning Permission: No current valid planning permissions .

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







Waterings is a popular residential cul-de-sac within the highly regarded village of Wigginton, situated just north of York. The village is well served by everyday amenities including a convenience store, public house, doctors' surgery, village hall and the highly regarded Wigginton Primary School, whilst nearby Haxby offers a wider range of independent shops, cafés and supermarkets. There are regular bus services into York city centre and straightforward access to the outer ring road.

The accommodation opens into a welcoming entrance hall with stairs rising to the first floor. To the front of the property is a spacious sitting and dining room extending over 24 feet in length, providing a versatile reception space with a bay window to the front and ample room for both seating and dining.

To the rear, the property has been extended to create a well-proportioned breakfast kitchen overlooking the garden. Offering generous cupboard space, integrated cooking appliances and room for informal dining, it provides a practical layout for everyday living, with a door leading directly onto the rear garden. Internal access is also provided to the attached garage.

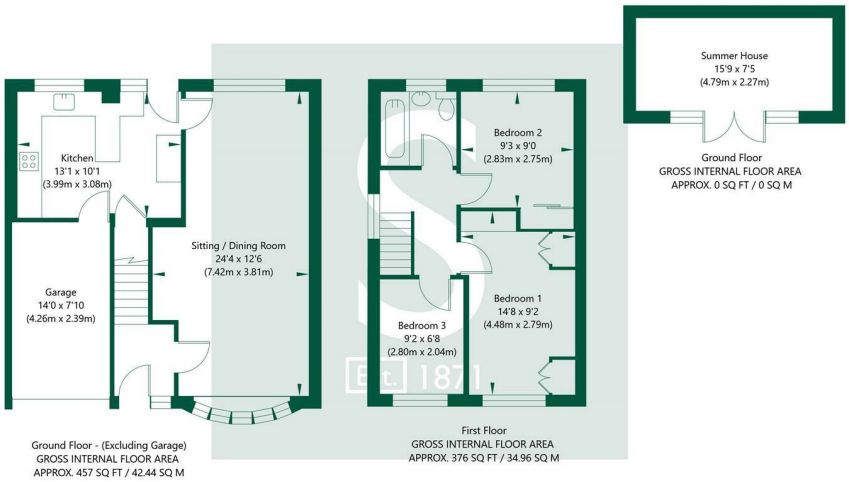
The first floor comprises three bedrooms, including two comfortable doubles and a well-sized single bedroom, all served by the family bathroom.

Outside, the property's corner position provides a particularly generous rear garden, predominantly laid to lawn with mature boundaries offering a good degree of privacy. At the rear of the garden sits a substantial timber summer house, ideal as a home office, hobby room or simply additional recreational space. To the front is a lawned garden alongside a driveway providing off-street parking and access to the attached garage.

Offering excellent potential in a highly desirable village location, this is a home that will appeal to families, couples and buyers looking to personalise a property over time.

In accordance with Anti-Money Laundering Regulations, we are required to carry out identity and anti-money laundering checks on all purchasers. A non-refundable fee of £30 + VAT (£36 including VAT) per purchaser is payable for these checks. The fee must be paid before we can issue a Memorandum of Sale to the solicitors and is non-refundable should the purchase subsequently not proceed

Waterings, Wigginton , York, YO32 2FT



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 833 SQ FT / 77.4 SQ M - (Excluding Garage & Summer House)
All measurements and fixtures including doors and windows are approximate and should be independently verified.
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