

Plantation Way, Wigginton, York

£275,000

Stephensons
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Plantation Way, York YO32 2ZE

Est. 1871

£275,000

A two bedroom semi-detached home in Wigginton, extensively modernised and remodelled to make the most of its space. With a garden, detached garage and potential to extend (STPP), it's an ideal first home or downsize.

Tucked away in the highly regarded village of Wigginton, this charming two bedroom semi-detached home has been thoughtfully transformed by its current owners and now offers far more living space than its size might suggest. Wigginton is a popular village just north of York, valued for its friendly community feel, local shops, pubs and well-regarded schools, while still offering easy access to the city centre and the ring road for commuters.

Internally, the property has undergone an extensive programme of modernisation and remodelling. The owners have removed walls, relocated the staircase and made the most of every available inch of living and storage space. The reception room has been cleverly designed to provide a degree of separation from the kitchen and dining area, whilst remaining open plan to suit modern living and create a lovely sense of space throughout the ground floor.







Tenure: Freehold
Broadband Coverage: Up to 1000* Mbps download speed
EPC Rating: TBC
Council Tax: B - City of York
Current Planning Permission: No current valid planning permissions

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











The kitchen diner is a delightful space, fully equipped with room for all the necessary appliances. The owners have expertly maintained the wooden worktops and used the excess to create a wonderful raised dining table that flows seamlessly from the kitchen workspace, making it as good for entertaining as it is for everyday family life.

The staircase has been moved and reshaped into an elegant curve. Where it once encroached on the room, it now allows for a greater sense of open space downstairs, with the added benefit of more easily accessible storage.

Upstairs, the same clever thinking continues. Beautifully designed fitted wardrobes remove the need for additional bedroom furniture, freeing up floor space for larger beds and, in the second bedroom, more room for children to play. This room could just as easily serve as a home office. The recently modernised three piece bathroom suite is in excellent condition.

Outside, the garden is a fantastic space, laid mainly to lawn with a patio area ideal for outdoor dining and relaxing. There is also a detached single garage with power supply.

The current owners previously explored the possibility of extending the property and, subject to the relevant planning permissions, there may be scope to enlarge the home both upstairs and downstairs, making this an exciting opportunity for those looking to add further space and value in the future

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.

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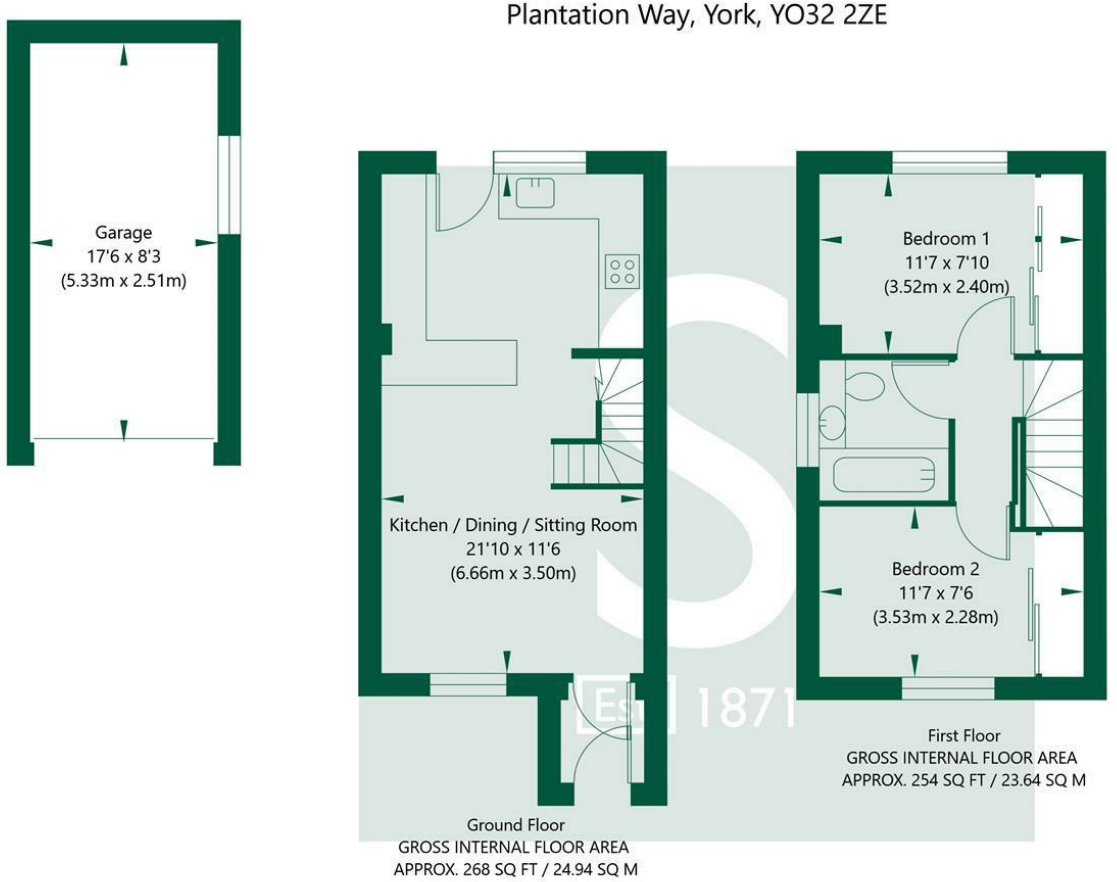
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NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 522 SQ FT / 48.58 SQ M - (Excluding Garage)
All measurements and fixtures including doors and windows are approximate and should be independently verified.
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