



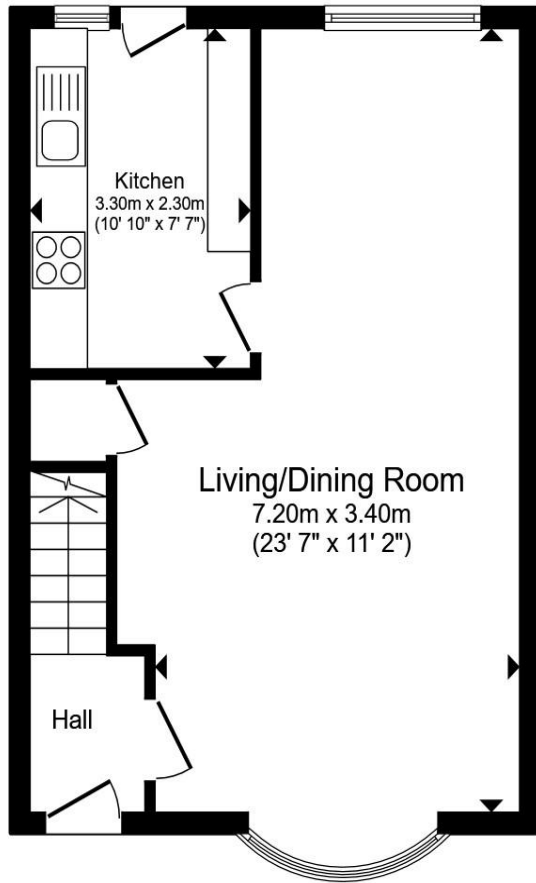
**Butt Hill, Wigginton York YO32 2GR**

**welcome to**

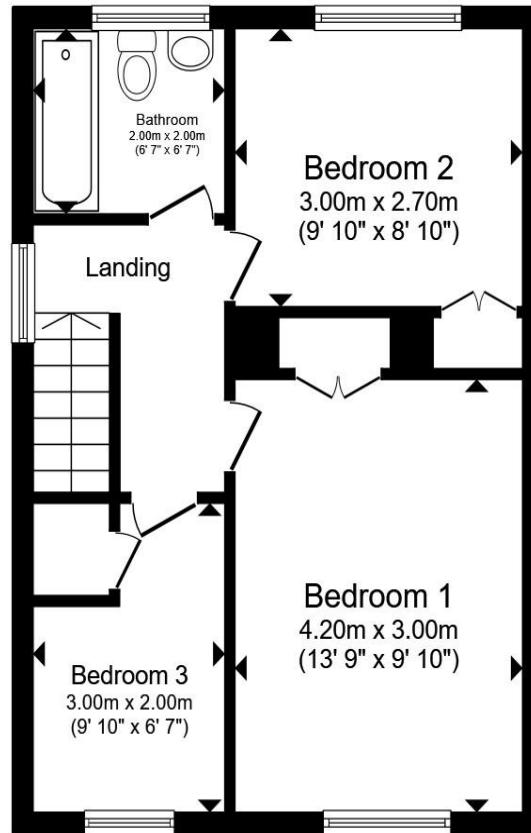
**Butt Hill, Wigginton York**

Situated in a sought-after residential location, this three-bedroom semi-detached property offers fantastic potential for those looking to create a wonderful family home.





**Ground Floor**



**First Floor**

**Entrance Hall**

**Lounge/Dining Room**

24' 2" x 12' 8" ( 7.37m x 3.86m )

**Kitchen**

7' 5" x 11' ( 2.26m x 3.35m )

**Bedroom One**

9' 1" x 13' 3" ( 2.77m x 4.04m )

**Bedroom Two**

9' x 9' 7" ( 2.74m x 2.92m )

**Bedroom Three**

9' 9" x 6' 8" ( 2.97m x 2.03m )

Total floor area 78.3 m<sup>2</sup> (843 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



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## Butt Hill, Wigginton York

- Semi Detached Property
- Three Bedrooms
- Front and Rear Gardens
- Driveway and Garage
- Close to Local Amenities

Tenure: Freehold EPC Rating: C  
Council Tax Band: C

# £275,000



Please note the marker reflects the postcode not the actual property

view this property online [williamhbrown.co.uk/Property/HAX106343](http://williamhbrown.co.uk/Property/HAX106343)



Property Ref:  
HAX106343 - 0005

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

### directions to this property:

Please see map below, for further information please contact the residential sales team on 01904 769991.



william h brown



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