



8 Arenhall Close  
Wigginton, York YO32 2GT



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£280,000

A stunning example of a beautifully presented semi-detached home, sat in a quiet cul-de-sac position with generous driveway and landscaped gardens. The current owners have lovingly improved the home throughout, it really is a "ready to move into" property with two double bedrooms!

Situated in the highly sought-after village of Wigginton, close to Haxby and perfectly placed for commuters into York, this well presented home offers style and well-proportioned accommodation throughout.

An ideal home for first-time buyers or small families seeking village life with easy access to the city. To really appreciate the property call now to book an early viewing!

Council Tax Band B  
EPC Rating D

### Entrance Lobby 3'5" x 2'7" (1.05 x 0.81)

Composite door. Radiator. Door to lounge.

### Lounge 13'10" x 12'7" (4.22 x 3.85)

A bright and spacious lounge with electric feature fire and surround. Two UPVC windows. Radiator. Door to kitchen. Stairs to the first floor accommodation.

### Kitchen 12'5" x 8'9" (3.8 x 2.69)

A beautifully fitted modern kitchen with both high and low-level units and co-ordinated work surfaces. Built in fridge freezer, Built in oven with 5 ring gas hob and integrated extractor hood above. Built in microwave. Space and plumbing for washing machine with further space for tumble dryer. Wall mounted Alexa Echo Show 15. Ceiling mounted bluetooth speakers. Radiator. UPVC window. Composite rear door. With plenty of space for a dining table.

Door into useful understairs cupboard, offering plenty of storage.

### Stairs to first floor landing







#### Landing

5'8" x 3'5" (1.74 x 1.05)

With loft access which is part boarded with a light.

#### Bedroom One

10'6" x 8'11" (3.22 x 2.73)

With two UPVC windows. Radiator.

#### Bedroom Two

12'7" x 8'7" (3.84 x 2.64)

With two UPVC windows overlooking the lovely garden. Radiator. Full wall of built in wardrobes.

#### Bathroom

9'1" x 4'11" (2.79 x 1.5)

Fitted three piece suite comprising; Bath with thermostatic shower over, wash hand basin with vanity unit and toilet. Wall mounted light up mirror. UPVC opaque window. Heated towel radiator. Ceiling mounted extraction fan. Cupboard locating a modern Valiant boiler and storage shelves.



#### Outside

To the rear of the property is a large garden, mainly laid to lawn with raised planted borders. An Indian stone paved patio provides the perfect foundation for an outdoor seating area. From there, a path guides you through the garden toward a gravelled section at the far with both a wooden pergola and a garden shed, creating a functional yet stylish focal point. With the addition of 2 outside lights, 2 outside sockets and an outside tap. The garden is South West facing, meaning you can enjoy sun most of the day.



To the front of the property there is a fantastic landscaped driveway providing off street parking for numerous cars and a neat lawn adding some greenery to the space. With gated access to the rear garden.

#### Material Information

This information has been obtained from our Vendor/ Landlord, through local information, and verified sources where available. Every effort has been made to ensure this information is accurate and clear.

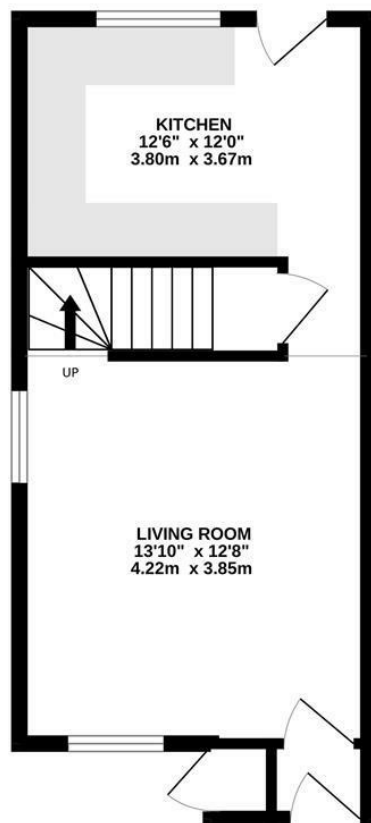
Council Tax Band of the property is B. The Local Authority is the City of York Council  
The property Electricity Supplier is Northern Power Grid.

Water is supplied by Yorkshire Water. The property is connected to the main sewage system operated by Yorkshire Water.

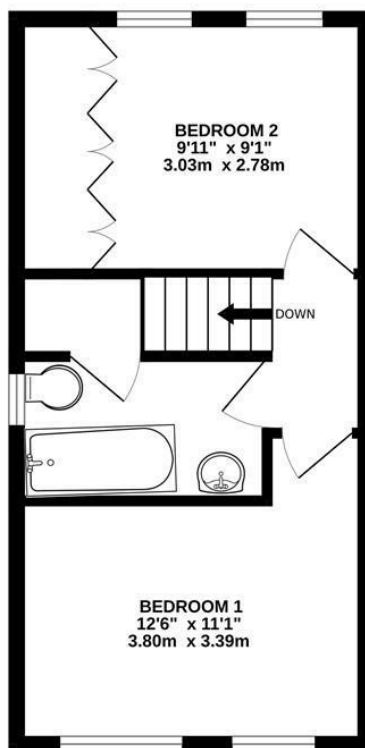
The property has a combi boiler which supplies the heating and hot water.

The broadband and mobile phone signal can be checked via the Ofcom checker facility at [checker.ofcom.org.uk](http://checker.ofcom.org.uk)

GROUND FLOOR  
338 sq.ft. (31.4 sq.m.) approx.

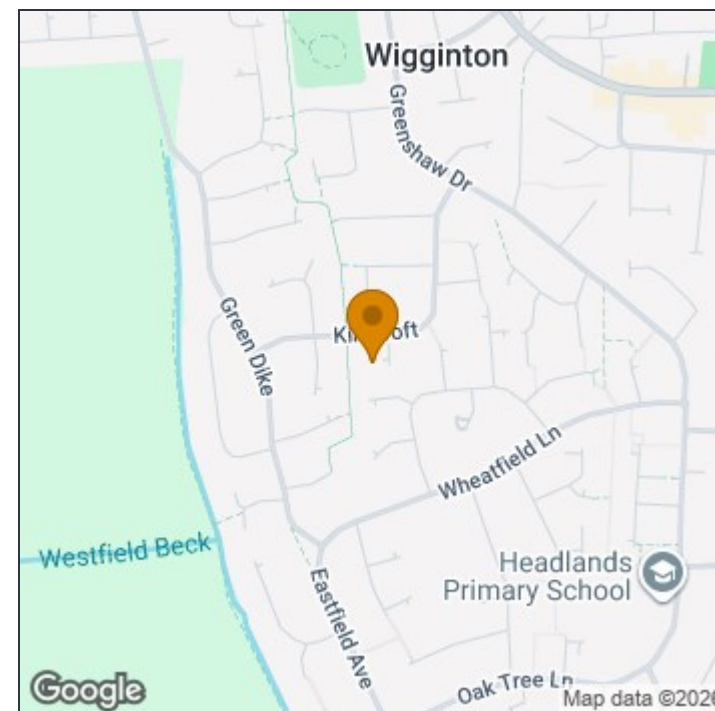


1ST FLOOR  
323 sq.ft. (30.0 sq.m.) approx.



TOTAL FLOOR AREA: 661 sq.ft. (61.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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6 Walmgate, York, YO1 9TJ

t: 01904 631631 e: [homes@quantumestateagency.com](mailto:homes@quantumestateagency.com) [www.quantumestateagency.com](http://www.quantumestateagency.com)