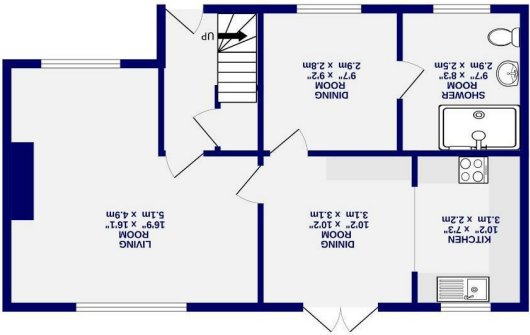




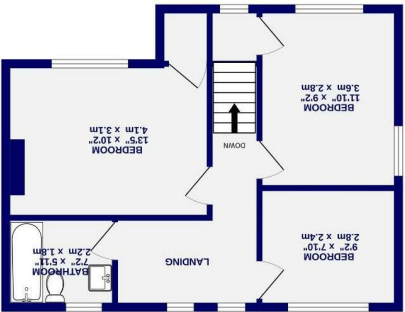
Brecksfield Skelton, York YO30 1YG

Freehold
Council Tax Band - B

- Extended End Terrace Home
- Three Bedrooms
- Versatile Ground Floor Accommodation
- Recently Updated Kitchen & Bathroom
- Large Rear Garden
- Countryside Views To Rear
- Driveway Parking
- EPC C



GROUND FLOOR
628 sq.ft. (58.3 sq.m.) approx.



1ST FLOOR
470 sq.ft. (43.7 sq.m.) approx.

While every attempt has been made to ensure the accuracy of this floorplan, measurements of rooms and any other areas are approximate. It is advised to take the measurements of the property in person and not rely on the floor plan for any purpose. The floor area and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as a guide only. The services, fixtures and appliances shown have not been tested and no guarantee as to their operability. Measurements are given in feet and inches and rounded up to the nearest whole number.

These particulars have been prepared as accurately and as reliably as possible, but should not be relied upon as 'statement of fact'. If there is any point which is of particular importance to you, please contact the office and we would be pleased to check the information. We have not tested any services, appliances, equipment or facilities and nothing in these particulars should be deemed to be a statement that they are in good working order, or that the property is in good structural condition or otherwise. Any areas, measurements, floor plans or distances referred to are given as a guide only and are not precise. Purchasers must satisfy themselves by inspection or by otherwise regarding the items mentioned above and as to the correctness of each of the statements contained in these particulars. No person in the employment of Ashtons has any authority to make or give any representation or warranty whatsoever in relation to this property or these particulars nor enter into any contract relating to the property on behalf of the vendor.

Brecksfield
Skelton, York
YO30 1YG

£365,000

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Located in the popular residential area of Skelton, just north west of York City Centre, is this deceptively spacious three bedroom end terrace home. Set on a larger than expected plot and thoughtfully extended over time, this property offers a versatile and well balanced family home.

Backing onto open countryside with scenic views and surrounded by established greenery, the property enjoys an exceptional level of privacy and will likely appeal to a wide range of buyers.

Internally, the home begins with an entrance hall leading through to a generous living room at the rear. With windows to two aspects, this light filled space enjoys a peaceful outlook. Adjacent is the extended kitchen and dining area, recently updated by the current owners to include a stylish shaker style kitchen with ample storage, integrated appliances and extensive worktop space. French doors open from the dining area onto the beautifully maintained rear garden.

Completing the ground floor is a flexible room currently used as a dining room, which could also serve as a double bedroom, alongside a modern three piece shower room.

Upstairs are three well proportioned bedrooms, a spacious landing and a recently upgraded family bathroom.

Externally, the property sits on a superb plot with an east facing garden to the rear, mainly laid to lawn with patio areas, raised flowerbeds and a backdrop of mature trees offering excellent screening. The patio continues to the side of the house, leading to a double driveway and a second garden area to the front, enclosed by a hedge and set back from the road.

Early viewing is highly recommended to appreciate the space, setting and versatility on offer.

Council Tax Band B

