

- Breckfield
Skelton, York
YO30 1YF



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£260,000

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Located in the popular residential area of Skelton, just to the north of York and beyond the outer ring road, this much-loved home offers generous accommodation and sits within a good-sized plot with potential for future extension, subject to the relevant consents. Offered with no onward chain, it presents an excellent opportunity for first-time buyers or those looking for a home they can grow into.

The property opens into a welcoming entrance hall leading through to a spacious living room positioned at the front of the house, enjoying plenty of natural light from a large bay window. To the rear, the kitchen diner provides a practical and sociable space, fitted with a range of wall and base units offering ample storage and worktop space, and with access through to a useful utility room.

On the first floor are two well-proportioned double bedrooms alongside a three-piece family bathroom. Stairs lead up to a fully boarded loft room, complete with heating, power and a Velux window, offering valuable additional space suitable for a variety of uses.

Externally, the rear garden benefits from a sought-after south-west facing aspect and enjoys a private outlook. It is thoughtfully arranged with a mix of lawn, patio seating areas, established planting and rockery features, all enclosed by fencing and hedging. To the front, there is a further garden area with a pathway leading to the road.

Sure to be popular, early viewing is highly recommended to appreciate the space, setting and potential this home has to offer.

Council Tax Band B

