



Sycamore Close  
Skelton, York  
YO30 1YU

£230,000



Nestled in the popular residential village of Skelton, to the north of York, is this well-presented two bedroom end terrace home, offering a charming cottage-style both inside and out. With a picket fence to the front and lovely open views across the green, this delightful property would make an ideal first purchase or investment opportunity.

Skelton is a highly regarded village enjoying excellent transport links and is just a short drive from the wide range of amenities at Clifton Moor Retail Park and Poppleton, with convenient access to Park & Ride services into York city centre and the railway station. The village is also well placed for countryside walks, with scenic routes and open green spaces close by.

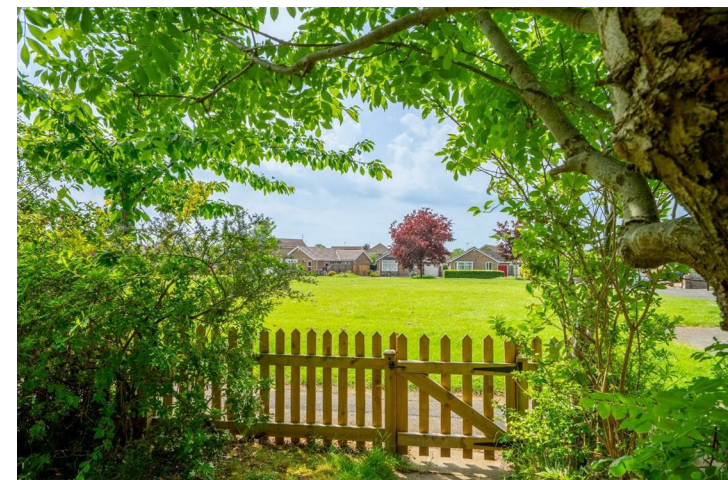
The property opens with an entrance vestibule leading into a bright and welcoming living room positioned to the front, enjoying views over the green and featuring stairs to the first floor. To the rear is a modern fitted kitchen, complete with modern wall and base units, offering ample storage and worktop space and access to the rear courtyard Garden.

To the first floor are two well-proportioned bedrooms and a modern three-piece family bathroom.

Externally to the front garden is enclosed by a picket fence and enjoys an attractive outlook over the green, enhancing the cottage-style charm. The rear garden is private and enclosed, providing a pleasant courtyard-style space, with an allocated parking space to the rear and ample on-street parking for residents and visitors.

Early viewing is highly recommended to appreciate the setting, charm, and convenient location this lovely home has to offer.

EPC - TBC





# Sycamore Close Skelton, York YO30 1YU

Freehold  
Council Tax Band - B

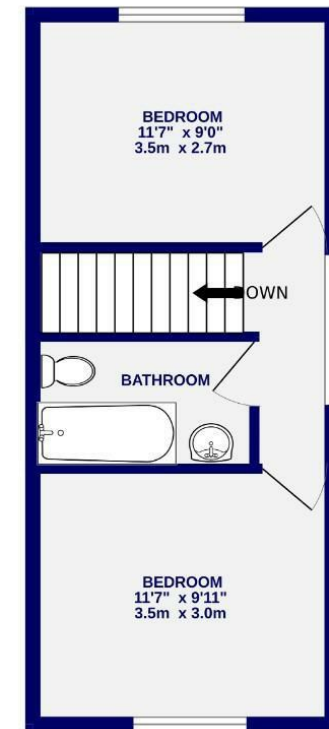
- Delightful End Terrace Home
- Two Well Proportioned Bedrooms
- Picket Fence Cottage Front Garden
- Overlooks Attractive Village Green
- Modern Kitchen
- Sought After Skelton Village Location
- Private Enclosed Rear Garden
- Close To Country Walks Nearby
- Easy Access Into York City Centre
- EPC - C

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GROUND FLOOR  
311 sq.ft. (28.9 sq.m.) approx.



1ST FLOOR  
317 sq.ft. (29.5 sq.m.) approx.



TOTAL FLOOR AREA - 628 sq.ft. (58.4 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplans, measurements of rooms and any other items are approximate. If included in the plan the garage/porch will form part of the overall 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 such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability.  
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