



HUDSON
MOODY

18 Burtree Avenue, Skelton, York YO30 1YT

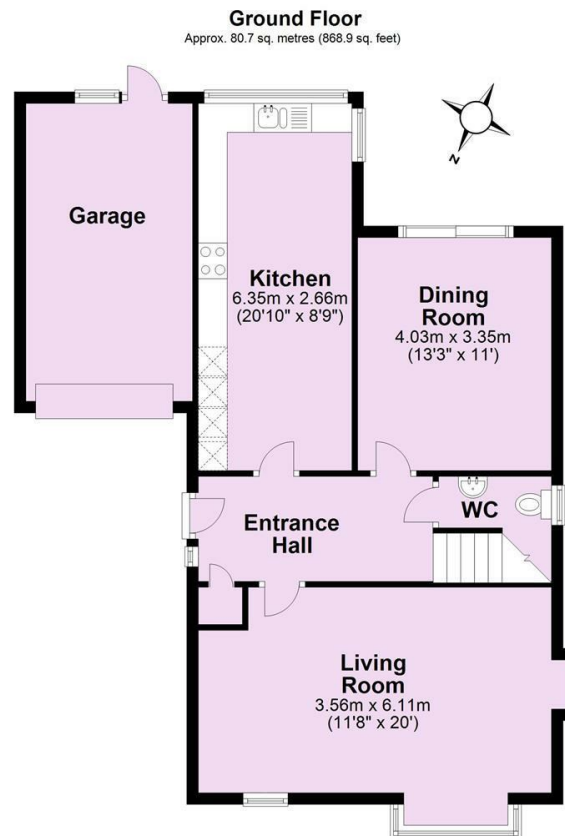
An immaculate, four double bedroom detached family home, refurbished by the current owners to a high standard, situated in the village of Skelton, offering panoramic views over open countryside.

- Beautifully Presented Throughout
- Contemporary High Specification Kitchen
- Spacious Living Dining Room
- Separate Sitting Room or Family Room
- Four Double Bedrooms
- Family Bathroom
- Ground Floor WC
- Front and Rear Landscaped Gardens with Envious Open Views
- Off Street Parking and Garage
- Sought After Village Location

Guide Price £435,000

Tenure: Freehold

Council Tax Band: E



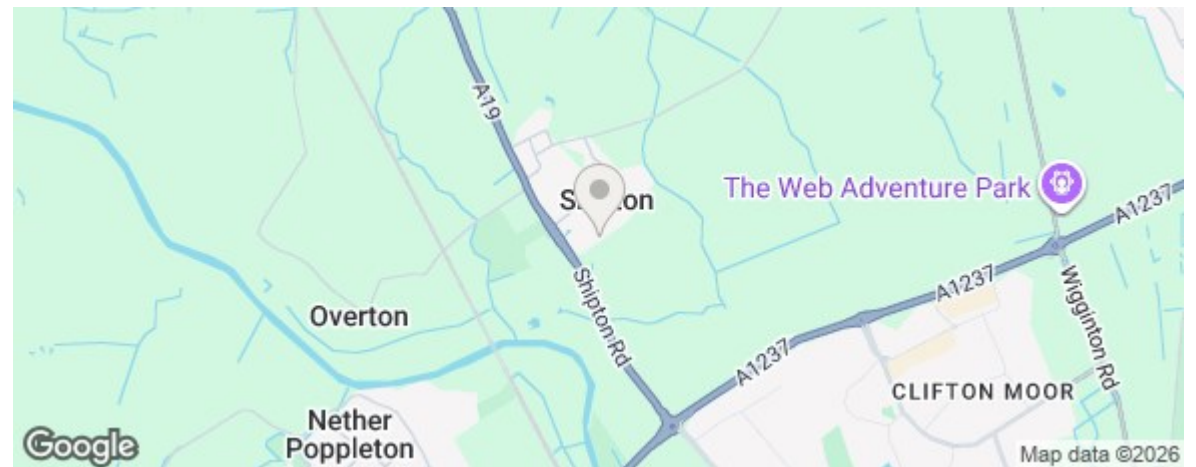
For Illustrative Purposes Only - not to scale
Plan produced using PlanUp.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



IMPORTANT NOTICE

1. 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. Please do so particularly if contemplating travelling some distance to view the property.
2. 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.
3. Any areas, measurements, floor plans or distances referred to are given as a guide only and are not precise.
4. 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.
5. No person in the employment of Hudson Moody 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.

**HUDSON
MOODY**

**58 Micklegate
York
YO1 6LF**

01904 600 000

property@hudson-moody.com