



**Skipwith, YO8 5SQ**

Offers Over **£350,000**





## Skipwith, Selby

- Four Bedroomed Cottage with Garage and Gardens
- North Facing Cottage Style Garden
- 147 Sq M / 1582 Sq. Ft.
- Mains Electricity. Oil Central Heating.
- Mains Water Supply. Mains Sewerage
- Broadband: FTTC. Mobile: 3G
- Brick Built Construction
- LEASEHOLD - 976 YEARS REMAINING
- EPC Rating 'E'
- Council Tax Band 'F'





Introducing a truly charming property nestled in the idyllic village of Skipwith, Selby. This stunning four-bedroom cottage, complete with a garage and enchanting North-facing garden, offers the perfect blend of character and modern living.

As soon as you step foot onto the cobblestone footpath, you will be captivated by the cottage's undeniable charm. The brick-built construction, steeped in history, boasts an alluring presence that will instantly make you feel at home.

Upon entering, you are greeted by a warm and inviting hallway, which sets the tone for this beautiful home. The snug, with its cozy fireplace and generous proportions, is ideal for unwinding after a long day, while the open plan lounge/ dining room provides ample space for entertaining friends and family. Natural light floods through the dual aspect windows and through the French doors of the conservatory beyond, creating a bright and airy atmosphere throughout.

The heart of the home lies in the dining kitchen, exuding country chic and functionality. Enjoy a hearty breakfast while basking in the morning sunlight that streams through the rear window and charming Stable door, leading out to the patio and garden.

Upstairs, you will find four well-appointed bedrooms, each offering a tranquil haven for rest and relaxation. The master bedroom, offers an ample closet space, and is a true retreat, providing a serene ambiance for unwinding at the end of the day. The three additional double bedrooms are perfect for family members or guests, ensuring everyone has their own private sanctuary.

The period bathroom offers a panel bath, vanity wash hand basin and w.c.



Step outside, and you will discover a truly enchanting landscape. The North-facing cottage-style garden is a haven of natural beauty, offering peace and tranquillity with every step. Immerse yourself in the joys of gardening or simply relax on the patio, savouring the serenity that this outdoor haven provides.

The property benefits from mains electricity and oil central heating, ensuring comfort throughout the year. Mains water supply and sewage connection are in place for your convenience. Plus, with broadband availability and reliable mobile coverage, you can stay seamlessly connected to the world around you.

Located in the highly sought-after Skipwith village, this property enjoys a peaceful and friendly community, while still being within easy reach of amenities. Selby, with its vibrant town centre, is just a short drive away, offering a wealth of shops, restaurants, and entertainment options. Additionally, the property falls under Council Tax Band 'F'.

This exceptional four-bedroom cottage offers a remarkable opportunity to embrace a harmonious lifestyle within a picturesque setting. With a leasehold of 976 years remaining, it presents a wise investment for the future. Don't miss out on the chance to make this enchanting cottage your forever home.

Contact us today to arrange a viewing and embark on a journey to discover the true meaning of sophistication and tranquillity in Skipwith, Selby.









Ground Floor



Floor 1

Approximate total area<sup>(1)</sup>  
 134.89 m<sup>2</sup>  
 1451.89 ft<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.



**JP Harll**

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