



HUDSON  
MOODY

9 Pasture Close, Skelton, York YO30 1GZ

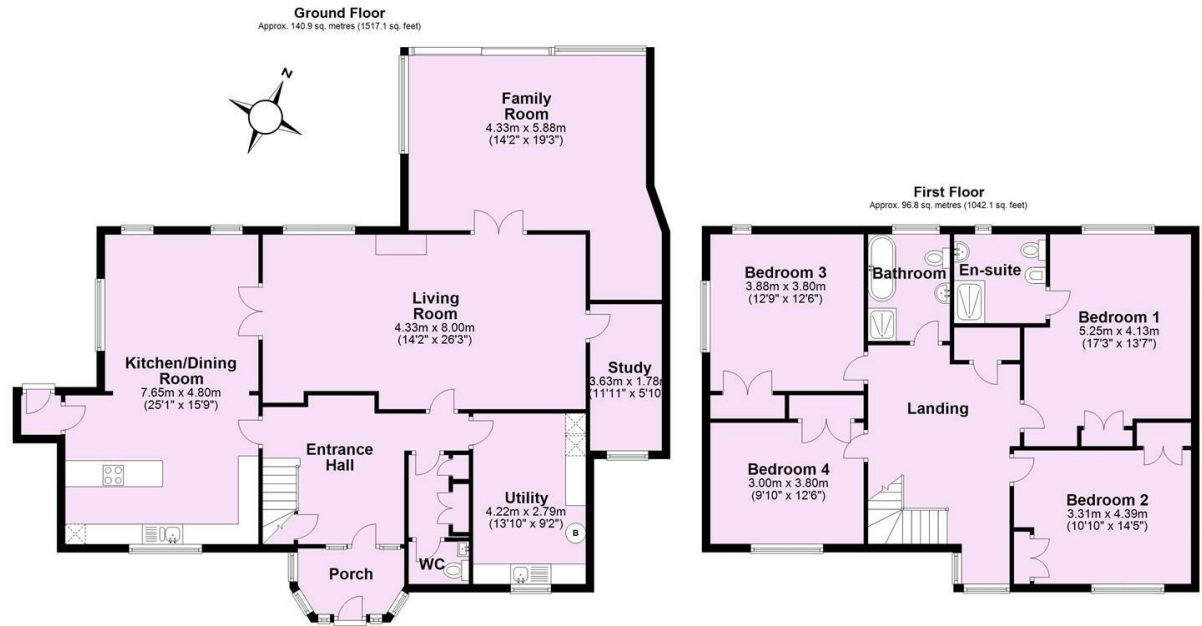
A substantial and impressive modern **FOUR BEDROOM DETACHED HOUSE** offering extended living accommodation, **TRIPLE GARAGE** and **LARGE** mature gardens. The house is set in the popular and sought after village of Skelton that lies within easy reach of York city centre and the outer ring road.

- Most Impressive Modern Home Arranged Over Approximately 2,559 Square Feet
- Large Living Room Opening through to Garden/Family Room
- Superb Dining Kitchen with Modern Units and Underfloor Heating
- Separate Study with External Door Separate Utility Room
- Ground Floor Cloakroom With WC
- Four Large Double Bedroom, Master with En-Suite Shower Room
- Spacious Family Bathroom with Freestanding Bath and Separate Shower
- Extensive Mature Lawned Gardens with Patio Areas
- Triple Garage and Ample Parking
- Viewings Highly Recommended

**Guide Price £800,000**

**Tenure: Freehold**

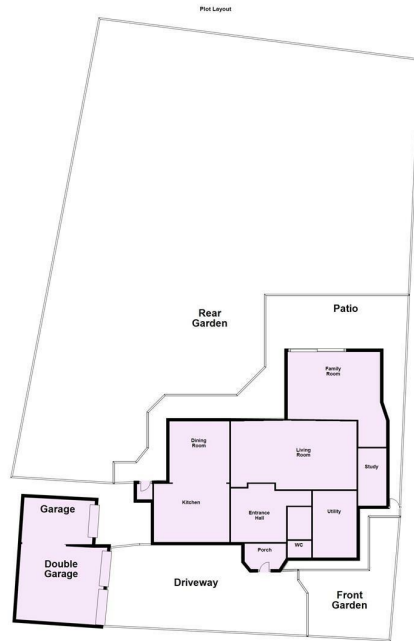
**Council Tax Band: F**



Total area: approx. 237.8 sq. metres (2559.1 sq. feet)  
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		68	79
(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	



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**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.

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