

Willerby Cottage St. Giles Road, Skelton, York YO30  
1XR



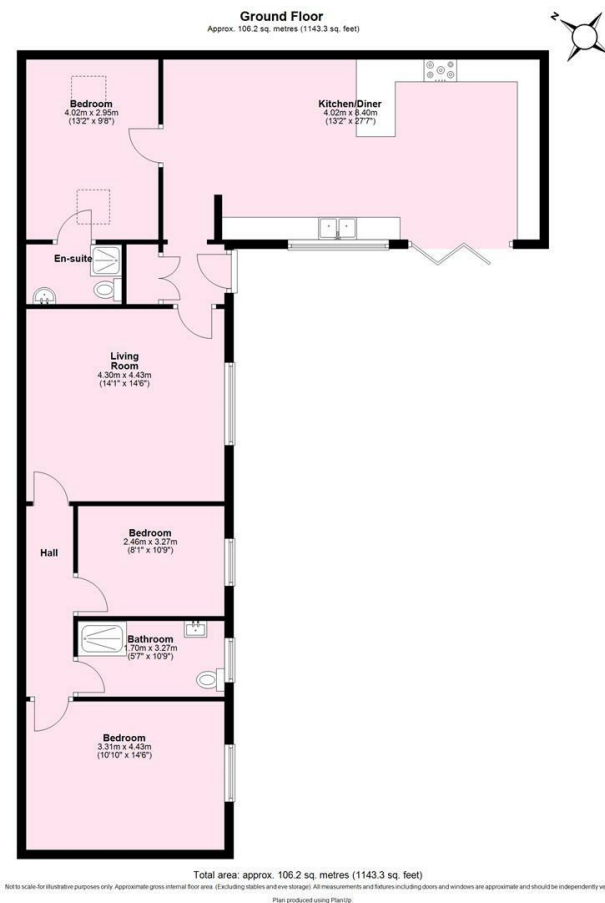
Willerby Cottage is a simply stunning, individual period conversion, offering flexible, spacious and beautifully appointed accommodation. Located at the end of a private driveway, this hidden gem of a property has the benefit of a secluded position in the heart of this delightful village, to the north of York.

- Stunning, Individual Barn Conversion
- Amazing Living Kitchen with Vaulted Ceiling & Bi-Folding Doors To Courtyard
- Three generous bedrooms, En-suite Shower Room & Newly Fitted House Shower Room
- Located In The Heart Of The Village, Accessed Via Private Driveway
- Recently Refurbished To A Very High Standard
- Howdens Kitchen With Quartz Work Tops, Breakfast Bar & Quality Integrated Appliances
- Delightful & Private Gated Courtyard Setting
- Ample Off-Road Parking
- Conveniently Placed For Village Amenities, The Outer Ring Road, Clifton Moor & Monks Cross / Vangarde Retail Parks
- Offered For Sale With No Onward Chain

**Guide Price £525,000**

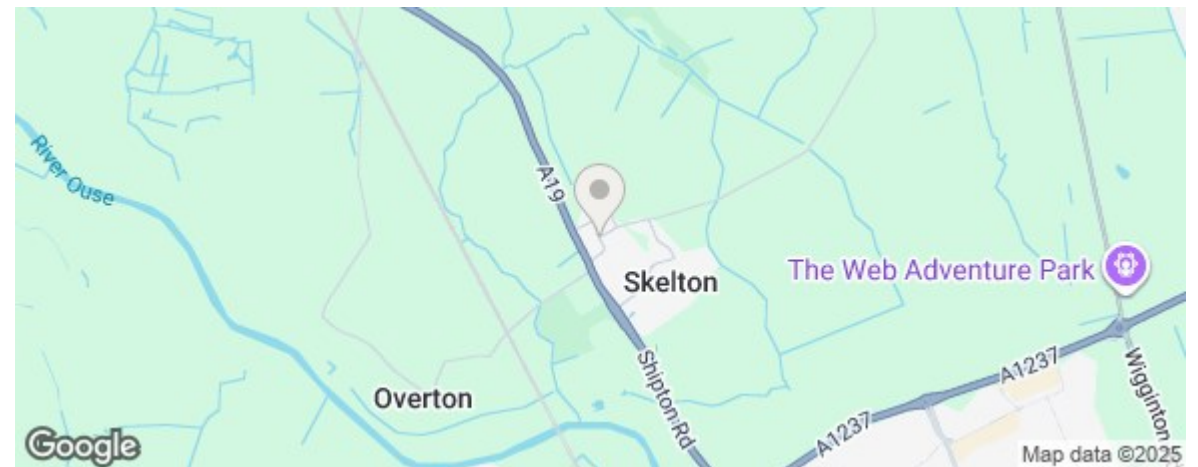
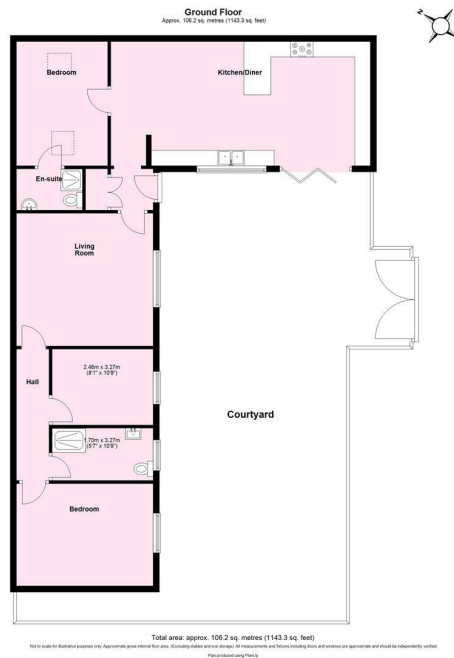
**Tenure: Freehold**

**Council Tax Band: D**









Energy Efficiency Rating		
	Current	Potential
<b>Very energy efficient - lower running costs</b>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<b>Not energy efficient - higher running costs</b>		
	75	84
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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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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