



Oak House Skipwith Road, Skipwith, York, YO8 5SF

Beautifully Presented Detached Property | Five Double Bedrooms | Detached Double Garage | South West Facing Rear Garden | Ideal Family Home | Popular Rural Village | Viewing Highly Recommended

- Beautifully Presented Detached Property
- Gas Central Heating
- Council Tax Band - F
- Well Presented South West Facing Rear Garden
- Five Double Bedrooms
- Freehold Property
- Master Bedroom With Dressing Room & En-Suite Bathroom
- Off Street Parking To The Rear & Detached Double Garage
- EPC Rating - B
- Open Plan Kitchen Diner With Bi-Folding Doors

£600,000

Jigsaw Move are pleased to present this beautifully presented detached house, nestled in the charming village of Skipwith. The property offers a perfect blend of modern living and spacious comfort. Built in 2016, the property spans an impressive 2,336 square feet of well-designed space, making it an ideal family home.

Upon entering, you are greeted by two inviting reception rooms, ideal for both relaxation and entertaining. The heart of the home is undoubtedly the well-appointed open plan kitchen/diner featuring integrated appliances, contemporary fittings that create a warm and inviting atmosphere for family gatherings and dinner parties. This flows through bi-folding doors into the sitting room, creating a warm and welcoming atmosphere. The utility room with fitted appliances adds practicality to daily life, ensuring that chores are easily managed.

This remarkable home comprises five generously sized bedrooms, including a luxurious en-suite bathroom attached to bedroom two, offering a private retreat for family members or guests. With a family bathroom and WC, morning routines will be a breeze for everyone. Bedroom two and three include fitted wardrobes. The top-floor is dedicated to the master suite complete with a dressing room and en-suite bathroom, this residence ensures privacy and convenience for all family members.

Outside, the south-west facing rear garden is a delightful space for outdoor activities and alfresco dining, while the detached double garage provides secure parking and additional storage. The driveway down the side of the property leads you to parking for multiple vehicles, making it easy for family and guests to visit.

The property is set in a picturesque rural village location, providing a peaceful environment while still being conveniently close to local amenities. This home is not just a place to live; it is a sanctuary that combines modern amenities with a tranquil setting. Skipwith is known for its picturesque surroundings and community spirit, making it an ideal location for those seeking a peaceful lifestyle while remaining well-connected to nearby amenities. This property truly represents a wonderful opportunity for anyone looking to settle in a beautiful part of Yorkshire.

GROUND FLOOR ACCOMMODATION

Entrance Hall

Lounge 17'0" x 12'5" (5.19m x 3.78m)

Open Plan Kitchen Diner 13'4" x 22'11" (4.07m x 6.99m)

Utility 13'4" x 6'6" (4.07m x 1.97m)

Sitting Room 17'0" x 10'2" (5.19m x 3.10m)

WC 3'2" x 6'6" (0.97m x 1.98m)

FIRST FLOOR ACCOMMODATION

Landing

Bedroom 2 17'4" x 14'1" (5.28m x 4.28m)

En-suite Shower Room 5'9" x 5'8" (1.76m x 1.73m)

Bedroom 3 13'4" x 15'5" (4.07m x 4.70m)

Bedroom 4 10'5" x 12'5" (3.17m x 3.78m)

Bedroom 5 12'4" x 10'3" (3.77m x 3.12m)

Bathroom 7'8" x 6'4" (2.34m x 1.93m)

SECOND FLOOR ACCOMMODATION



Master Bedroom 16'9" x 23'4" (5.11m x 7.11m)

Dressing Room 6'9" x 6'0" (2.06m x 1.84m)

En-suite Bathroom 9'8" x 6'0" (2.95m x 1.84m)

EXTERNAL

Double Garage 18'2" x 19'10" (5.56m x 6.07m)

COUNCIL TAX

Please note that the council tax band for the property has either been advised by the owner or we have sought from online resources. Whilst we endeavour to ensure our details are accurate and reliable, we strongly advise to make further enquiries before continuing.

HEATING AND APPLIANCES

The heating system and any appliances (including Burglar Alarms where fitted) mentioned in this brochure have not been tested by Jigsaw. The mention of any appliances and/or services within these particulars does not imply that they are in full and efficient working order.

MAKING AN OFFER

In order to comply with the Estate Agents (Undesirable Practises) Order 1991, Jigsaw Move is required to verify the status of any prospective purchaser. This includes a financial standing of that purchaser and their ability to exchange contracts. To allow us to comply with this order and before recommending acceptance of any offers, and subsequently making the property 'SOLD stc' each prospective purchaser will be required to demonstrate to 'Jigsaw Move' that they are financially able to proceed with the purchase of the property.

MEASUREMENTS

These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built in furniture.

All measurements have been taken using a laser distance metre or sonic tape measure and therefore may be subject to a small margin of error.

OPENING HOURS

Monday – Friday 9.00am to 5.00pm Saturday – 9.00am – 1.00pm

PROPERTY DETAILS

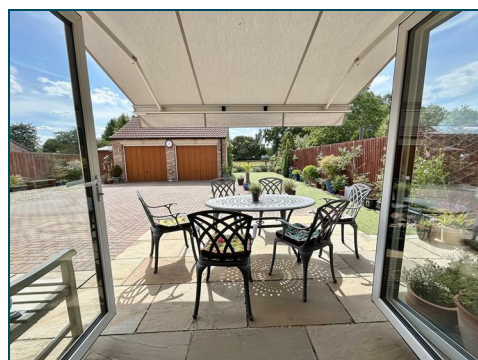
Whilst we endeavour to make our property details are accurate and reliable, if there is any point which is of particular importance to you, please contact us and we will be pleased to check the information. Do so particularly if contemplating travelling some distance. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers. Neither Jigsaw nor any of its employees or agents has any authority to make or give any representation or warranty whatsoever in relation to this property. In the area of Yorkshire and The Humber flood plains have been identified and coal mining has been carried out in the past in specific areas, therefore, we strongly advise that any prospective purchaser instructs an appropriate qualified person for the purposes of conveyancing to carry out searches on the property which include a local search with the Local Authority, a water and drainage search, an environmental search and a Chancel Repair Liability search. We also advise in certain cases other searches may be required such as a Coal Mining Search, Commons Registration Search which relates to Common Land, a Flood Search or a Planning Search. We would recommend that all the information that Jigsaw provide regarding this advertised property is verified by you or your legal representative. We do not inspect deeds and therefore any references or covenants etc need to be confirmed.

VIEWINGS

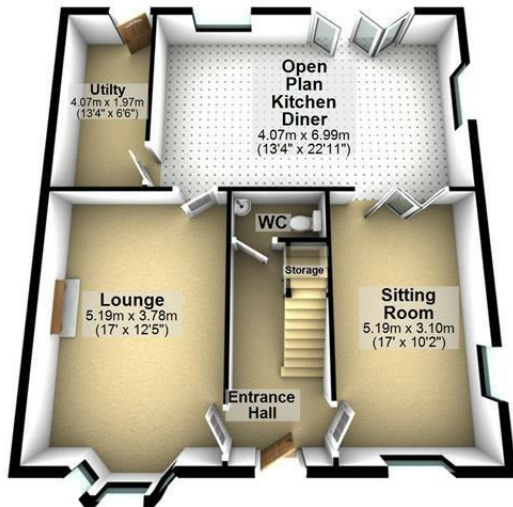
Strictly by appointment with the sole agents by contacting 01757 241123. If there is any point of particular importance to, that we will be pleased to provide additional information or to make any further enquiries. We will also confirm that the property remains available. This is particularly important if you are travelling some distance to view the property. A full copy of the EPC for the property is available upon request.

WINDOWS

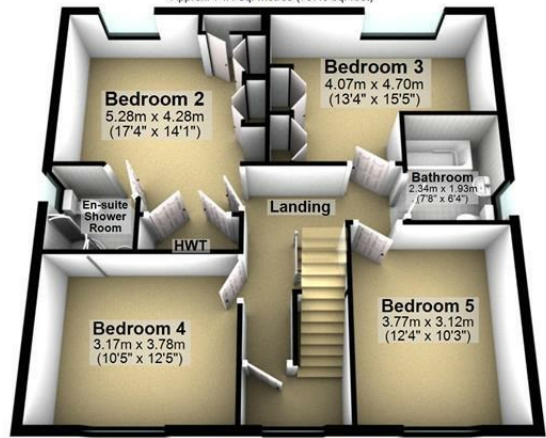
Compliance with FENSA Building Regulations has not been sought by Jigsaw Move.



Approx. 118.8 sq. metres (1278.6 sq. feet)



Approx. 74.1 sq. metres (797.6 sq. feet)



Approx. 46.3 sq. metres (497.8 sq. feet)



Total area: approx. 239.1 sq. metres (2574.0 sq. feet)

Energy Efficiency Rating

Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		92
(81-91) B		
(69-80) C		
(55-68) D	85	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

EU Directive 2002/91/EC

England & Wales

Environmental Impact (CO₂) Rating

Rating	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		92
(81-91) B		
(69-80) C		
(55-68) D	85	
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		

EU Directive 2002/91/EC

England & Wales

