



The Vale, Skelton, York £675,000

A spacious and wonderfully presented detached family home in this sought-after village location benefiting from a substantial, well-maintained garden to the rear.



The property is accessed via uPVC entrance door leading into the open, spacious hall which benefits from a useful downstairs WC.

Located off the entrance hall is the property's sitting room which benefits from a feature gas fireplace acting as the focal point of the room. The sitting room is dual aspect in design with a large uPVC bay window to the front elevation and French doors to the rear allowing light to flow into the room.



A second reception room, also located off the entrance hall, is again of a good size and could easily be used as a dining room, play room or lounge. This room has French doors which lead out to the rear garden.

The property's kitchen benefits from a combination of wall and base storage units and a sizeable central breakfast island. Granite preparation surfaces incorporate a 1 1/2 sink with drying area and there are a range of integrated appliances including NEFF double oven/grill, 5 ring gas hob, fridge, dishwasher and wine cooler.



Through the kitchen is access to the utility area which offers additional storage units, a sink and space for an automatic washing machine. There are also access doors leading to the rear garden, front parking area and into the garage.

A turned staircase from the entrance hall leads up to the first floor landing which has a useful airing cupboard. To the first floor are four well-proportioned double bedrooms with bedrooms 2, 3 and 4 each having fitted wardrobes.

Bedroom one is a spacious double and has a fully tiled ensuite shower room with underfloor heating, walk-in shower cubicle, low flush WC and wash hand basin with mixer tap over.



The family bathroom comprises a three-piece suite including bathtub with showerhead over, WC and wash hand basin.

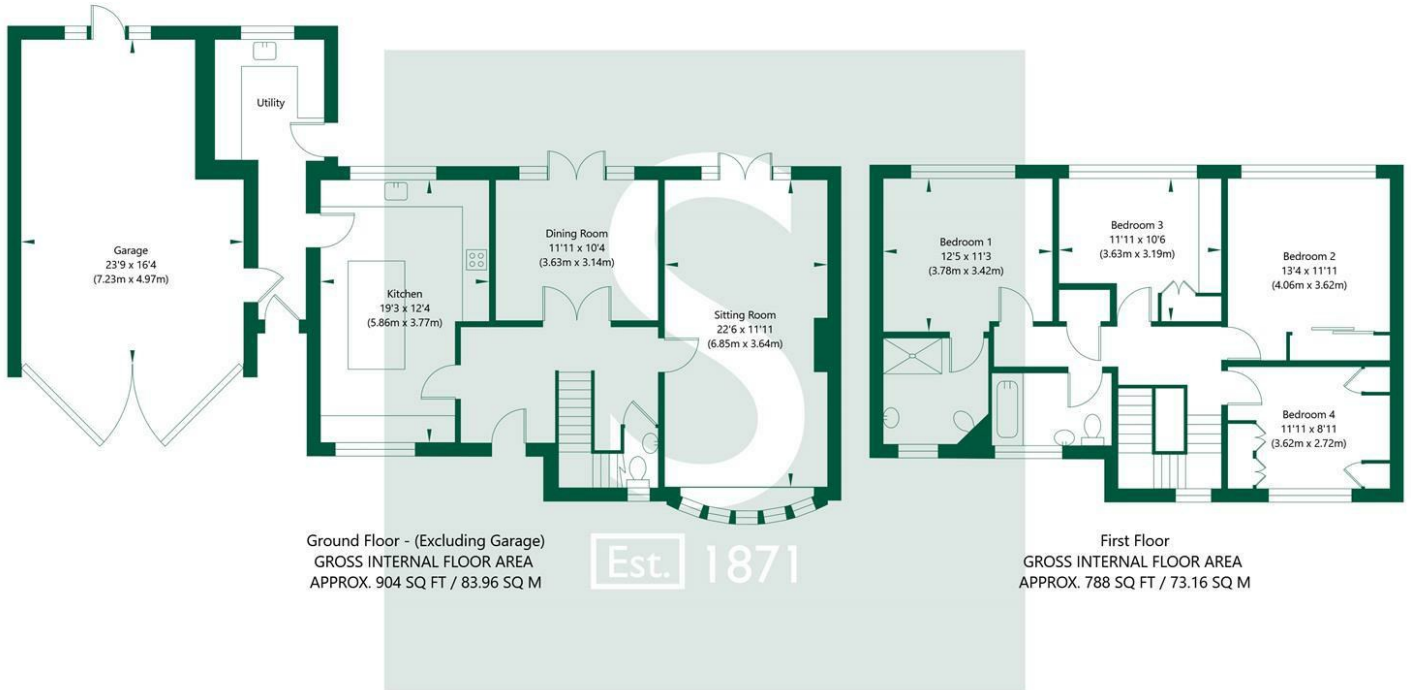
To the outside, the property has a substantial enclosed rear garden which is predominately laid to lawn with established borders. There are also stone flagged patio areas and a raised timber decked area ideal for entertaining guests in the warmer summer months. There is also a useful timber shed ideal for storage.



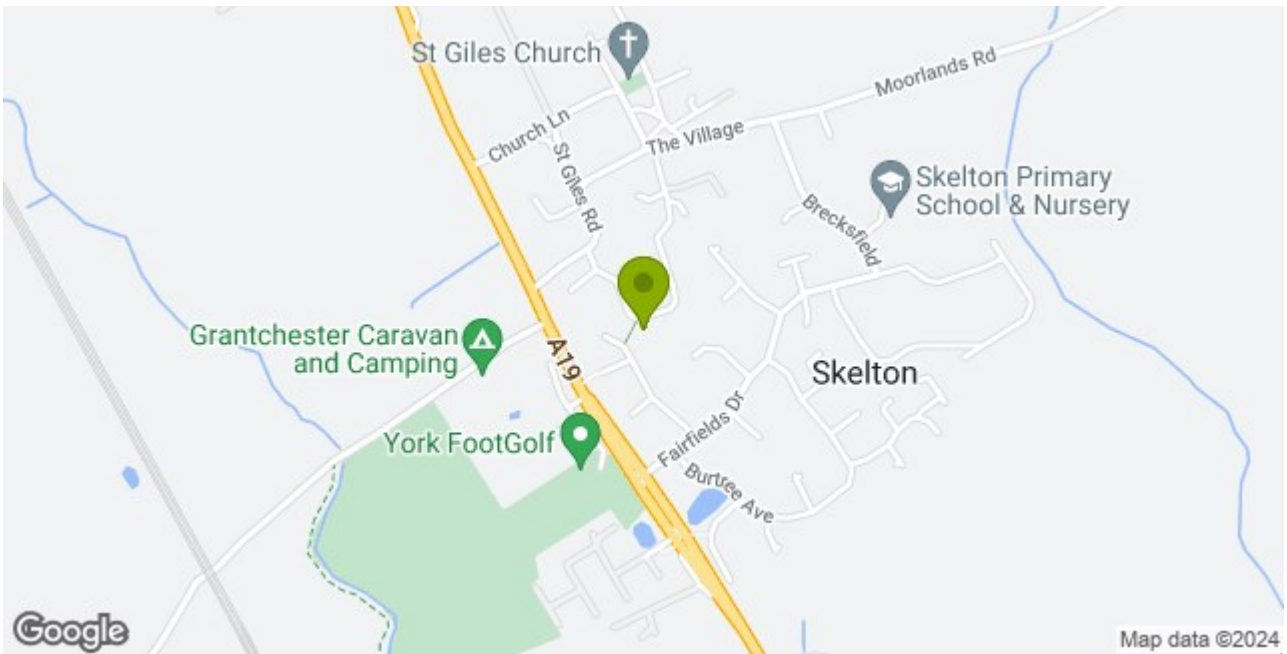
The property benefits from a good-sized garage with power connected and a useful workshop area to the rear. To the front of the property is ample off-street parking space.

This property has been thoughtfully upgraded throughout by the current vendors and it is therefore as agents that we strongly recommend an internal inspection to truly appreciate what this property has to offer.

The Vale, Skelton, York, YO30 1YH



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 1692 SQ FT / 157.12 SQ M - (Excluding Garage)
All Measurements and fixtures including doors and windows are approximate and should be independently verified.
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