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ESTATE AGENTS

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Uppleby

, Easingwold, YO61 3BB

Offers Over £499,999



# Uppleby

, Easingwold, YO61 3BB

STYLE - Beautiful Georgian Cottage on Uppleby

HIGHLIGHTS - Meticulously Renovated and Refurbished to an Exceptional Standard, Enclosed Private Garden, Allocated Parking  
THREE WORDS - Stylish. Living. Location

Elegant Georgian Cottage in Prime Location

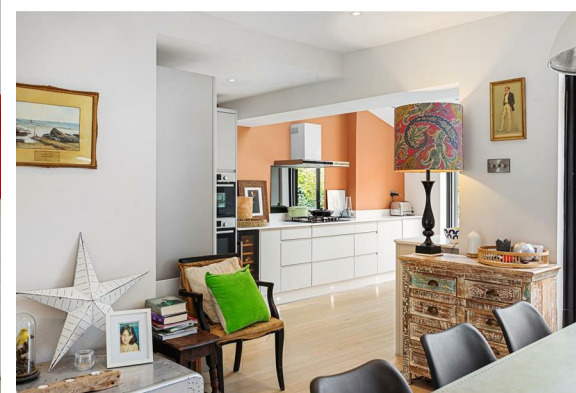
Nestled on the highly desirable Uppleby, Skelton House is an impressive late Georgian cottage that exudes charm and sophistication. Overlooking the picturesque, tree-lined village greens, this property is just a short stroll from Easingwold Market Place, making it the perfect blend of tranquillity and convenience.

## Step Inside

The current owners have meticulously renovated and refurbished the entire property to an exceptional standard.

The ground floor boasts an open-plan living, dining, and kitchen area, ideal for family gatherings and entertaining. The high-spec kitchen features integral appliances, including a double oven, warming drawer, hob, fridge, and dishwasher. A walk-in pantry, handy for storing ingredients and kitchen equipment. French doors that seamlessly blend indoor and outdoor spaces complete this culinary haven. Underfloor heating adds a touch of luxury to the kitchen.

The dining and sitting room is a cosy yet spacious retreat, featuring a gas wood-burning stove and French doors that open onto an alfresco terrace. With ample room for comfortable seating and a large dining table, this space is perfect for hosting friends and family.





### Upstairs

The first floor comprises two double bedrooms and a single bedroom, with the third bedroom offering plumbing for a potential ensuite. The contemporary bathroom is fitted with a bath and a Rainfall shower, providing a modern touch to this period property.

### Outside

The enclosed garden is a private oasis, featuring smart fencing, mature borders, and landscaped porcelain tiles. Multiple seating areas and space for flowering pots make it a delightful spot for relaxation. Additional amenities include a brick utility store with a high flush WC and plumbing for a washing machine, as well as a garden brick store with power.

### Additional Features

- Allocated Parking
- Council Tax Band: D
- Tenure: Freehold
- Services: Mains water, electricity, and drainage with gas-fired central heating



Skelton House offers a unique opportunity to own a beautifully renovated Georgian cottage in one of Easingwold's most sought-after locations. Don't miss your chance to make this exquisite property your new home.

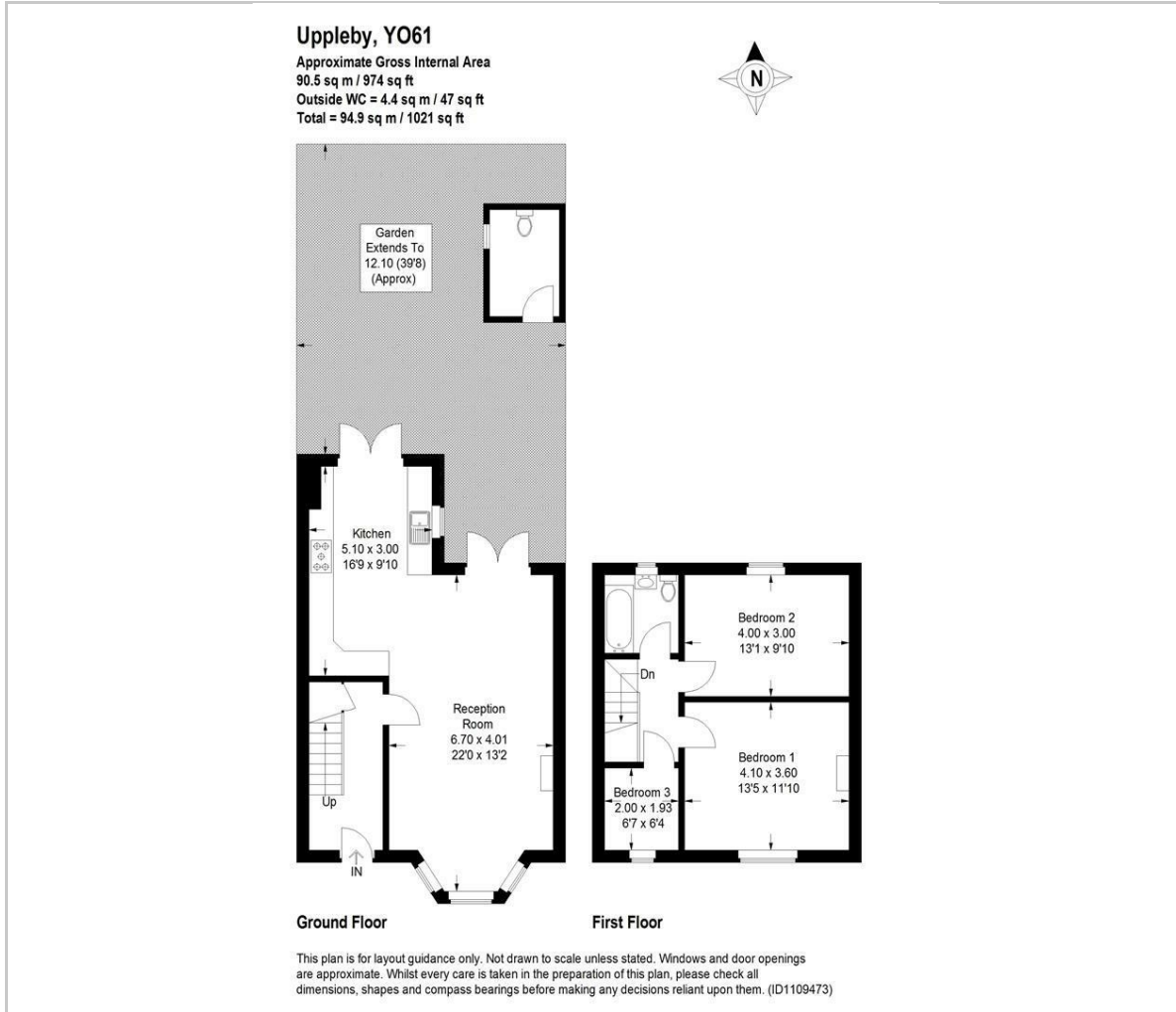
For more information or to arrange a viewing, please contact Emsley Mavor Estate Agents on 01347 823579 or email [info@emsleymavor.co.uk](mailto:info@emsleymavor.co.uk).

### Agents Note - Work Carried Out by Current Owners

Damp proof course, electrics throughout, new circuit box, re-plastered, new boiler, electric underfloor heating, double glazing replaced, Smart shutters to windows, new flooring, cladding on extension, well insulated.



## Floor Plan



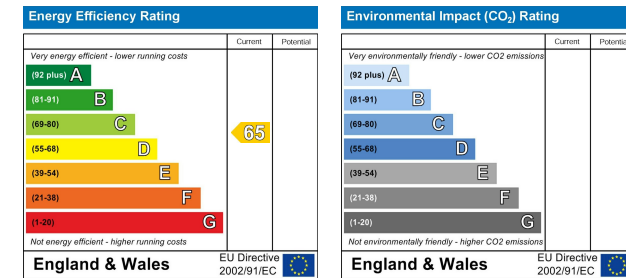
## Viewing

Please contact our Emsley Mavor Estate Agents Office on 01347823579 if you wish to arrange a viewing appointment for this property or require further information.

## Area Map



## Energy Efficiency Graph



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