



Fallow Way, Skipwith Fixed Asking Price £220,000

OPEN DAY SATURDAY 11TH OCTOBER 10AM - 2PM

An excellent opportunity to acquire this two bedroom semi detached property under the discount market sale scheme, situated in the picturesque village of Skipwith.



The property was built by bespoke builder Yorvik Homes in 2021 and comes with the advantage of the remaining 6 years of the 10 year NHBC new build warranty. We understand the property benefits from solar panels to the roof, please contact us for further details.

The property welcomes you through an entrance door into a spacious hallway that provides access to the entire ground floor accommodation with a staircase leading to the first floor. There is a ground floor toilet with sink and low flush w.c.

To the right of the property is a modern kitchen diner which comprises of a range of cream base and wall units with wood effect laminate work surface and stainless steel sink and drainer with chrome mixer tap over. Integrated cooking appliances include a Neff electric oven and induction hob, with extractor fan over. There is plumbing in place for a washing machine and space for a freestanding fridge freezer. Karndean flooring and central heating radiator. Double glazed window to both the front and rear elevation.



Positioned at the left side of the property is a spacious yet cosy lounge with a large double glazed window to the front elevation, providing the room with an abundance of natural light. There is also a useful storage cupboard, central heating radiator and wood effect flooring.

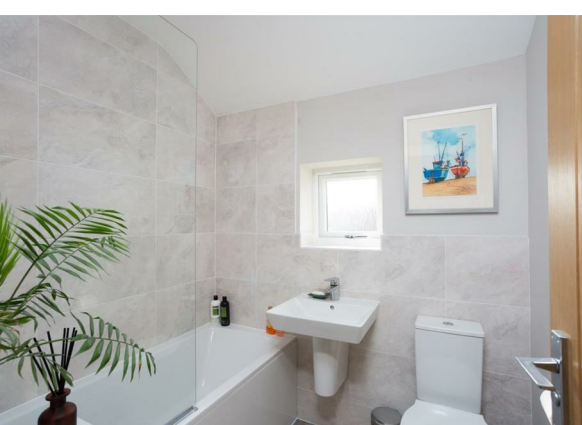
To the first floor two double bedrooms are served by a bathroom. Both bedrooms have a double glazed window to the front elevation and central heating radiator. Bedroom one also has the added benefit of fitted wardrobes. The bathroom comprises a modern white three piece suite and has tiling on all walls as well as a double glazed opaque window to the front elevation.



The garden is situated at the front of the property and is predominantly laid to lawn with a pathway running through the centre leading to the entrance door. There is a patio area perfect for outdoor dining, a raised bed which the current owner has used to grow vegetables, and a 10' x 8' workshop style garden shed. There is off street parking space for two vehicles.

NB:

Discount Market sale homes are offered as a form of affordable home ownership and offered at a discount on the market value and are controlled by the planning permission and Section 106 agreement.



This means that the homes will remain affordable in perpetuity and the discount applied at each subsequent sale. To qualify to purchase a discounted home you must not be able to purchase a property at full market value and be in housing need.

Please ask the selling agent for further information and an application form ready for submission to the Affordable Housing Team at North Yorkshire Council. The property purchase price of £220,000 is a representation of 100% affordable ownership with 20% off the purchase cost, at a discount on the £275,000 market value.

Tenure: Freehold

Services/Utilities: Electricity, Water and Sewerage are understood to be connected. Oil fired central heating

We understand there is Cat6 Ethernet cable connections throughout the house

Broadband Coverage: Up to 1600* Mbps download speed

EPC Rating: 87 (B)

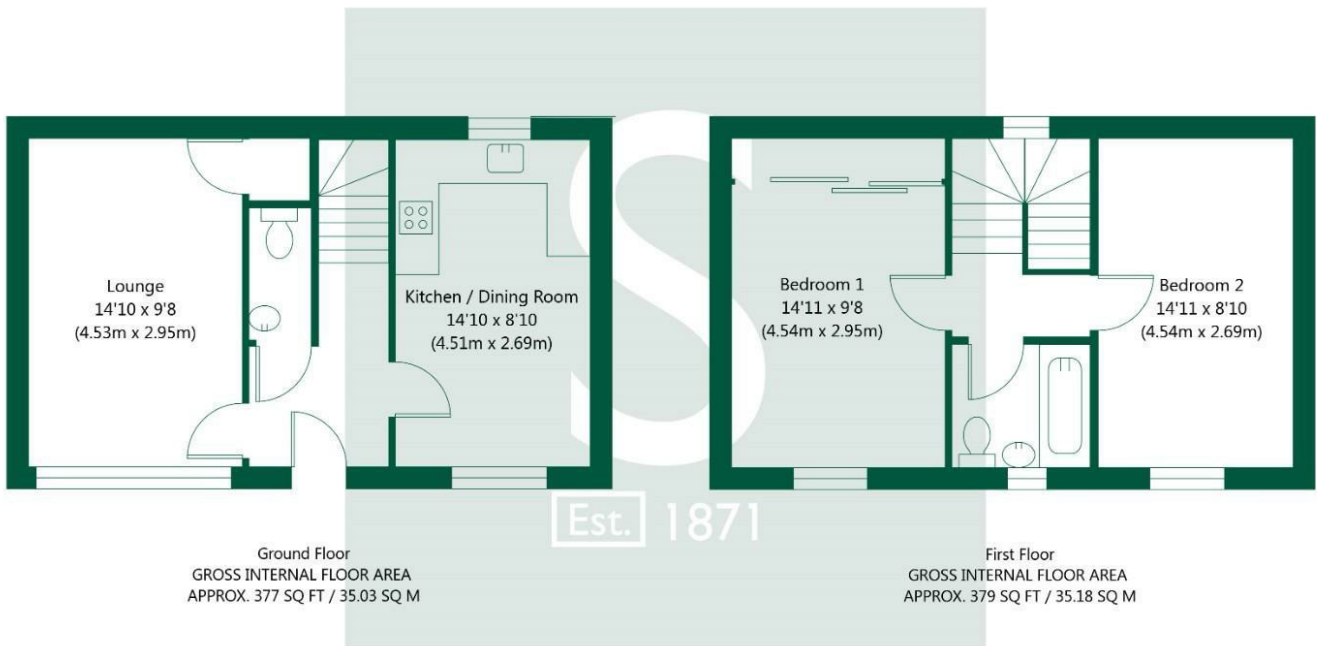
Council Tax: North Yorkshire Council Band B

Current Planning Permission: No current valid planning permissions

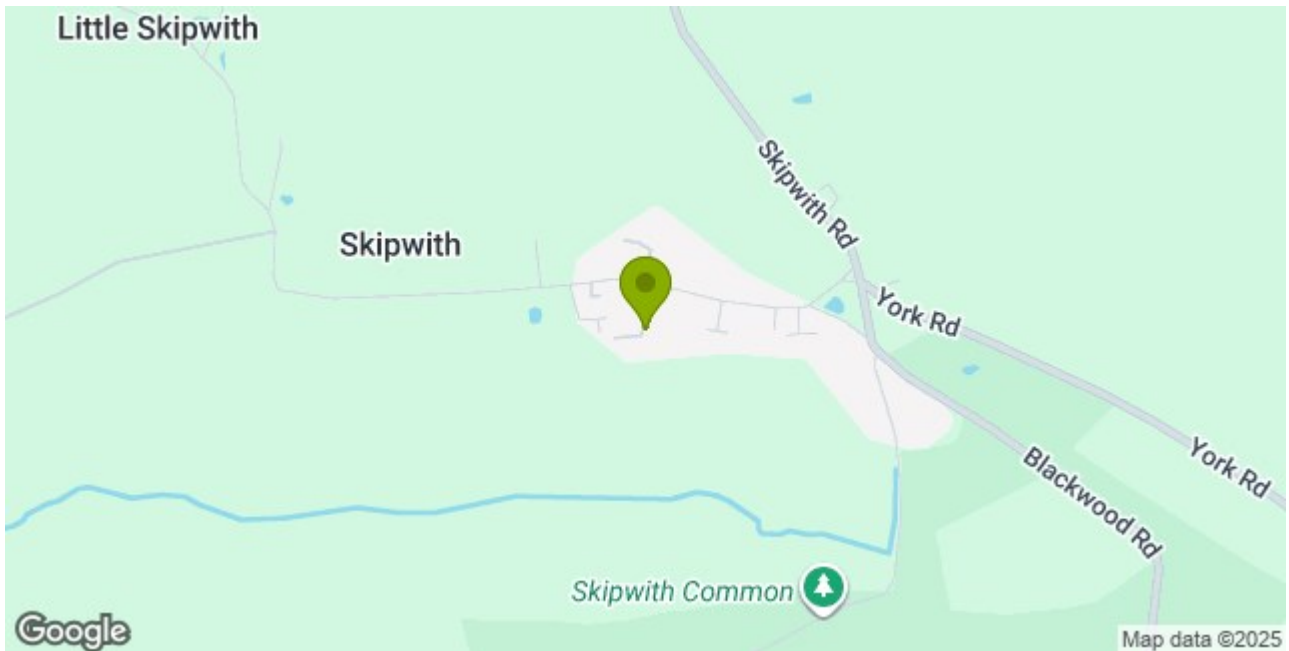
Viewings: Strictly via the selling agent - Stephensons Estate Agents - 01757 706707

*Download speeds vary by broadband providers so please check with them before purchasing.





NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 756 SQ FT / 70.21 SQ M
 All measurements and fixtures including doors and windows are approximate and should be independently verified.
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