



HUNTERS[®]
HERE TO GET *you* THERE

The Lodge The Village, Skelton, York, YO30 1XX

The Lodge The Village, Skelton, York, YO30 1XX

Guide Price £550,000

Located in a private, tucked away position off the picturesque village green to the rear of the church is this characterful three-bedroomed period property. Offering two reception rooms, a breakfast kitchen and a downstairs cloakroom and three bedrooms and a shower room to the first floor. Externally the walled gardens are well established and there is also a paved driveway leading to a detached brick-built garage/workshop. Although this property requires some updating, viewings are highly recommended so you can see for yourself what a delightful location this property is in. Council Tax Band: F, EPC Rating E

Hunters Haxby 35 The Village, Wigginton, YO32 2PR | 01904 750555
haxby@hunters.com | www.hunters.com

GROUND FLOOR
500 sq.ft. (46.4 sq.m.) approx.



FIRST FLOOR
720 sq.ft. (66.4 sq.m.) approx.



OUTBUILDING



TOTAL FLOOR AREA : 1650 sq.ft. (153.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2024

- **Three Bedroom Character Property**
- **Driveway Parking**
- **No Onward Chain**

- **Two Reception Rooms**
- **Detached Workshop / Garage**
- **EPC Rating: E**

- **Breakfast Kitchen**
- **Established Gardens**
- **Council Tax Band: F**

Front Entrance

On entering the property from the front there is an entrance hall which provides access to the dining room, a downstairs toilet and stairs to the first floor

Hallway

The inner hall has doors to the breakfast kitchen, living room and dining room.

Dining Room

The dining room features a fireplace and access to an understairs cupboard. There is a radiator and a window to the rear elevation.

Living Room

The living room is located to the front elevation of the home and has two windows with views onto the garden. There is also a central heating radiator.

Breakfast Kitchen

The breakfast kitchen is situated to the rear elevation and has windows to two sides. The kitchen is fitted with a range of wall and base units, worktops, a sink with a mixer tap and space for appliances (fridge freezer & dishwasher), there is also a gas fired Rayburn which heats the water & radiators. Completing the kitchen is a pantry cupboard. There is also a door providing access to a rear entrance.

Side Entrance

The side entrance is closest to the drive and therefore this is currently utilised as the main entrance. On entering there is an entrance hall which leads into a further inner hall.

Landing

The first floor landing provides access to three bedrooms and the bathroom.

Bedroom One

This bedroom has windows to two elevations and there is a central heating radiator. There is also access to a storage cupboard.

Bedroom Two

This bedroom has a window to the rear elevation and a central heating radiator.

Bedroom Three

This bedrooms has a window to the rear elevation and a central heating radiator.

Shower Room

The shower room is fitted with a step-in shower cubicle, a wash basin set in a vanity unit and a W.C. There is also a heated towel rail and a window to the front elevation.

External

Leading to the property is a paved driveway providing off street parking for a number of vehicles. The driveway leads to the detached brick built garage which has recently been utilised as a workshop and store, it has an up and over door to the front and a window and a personnel door to the side. To the rear of the garage is an open store/potting area. To the front & side of the property the gardens are mainly laid to lawn with established borders, there is also a brick built potting shed / store.

Disclaimer

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.









