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Brecksfield, Skelton, York

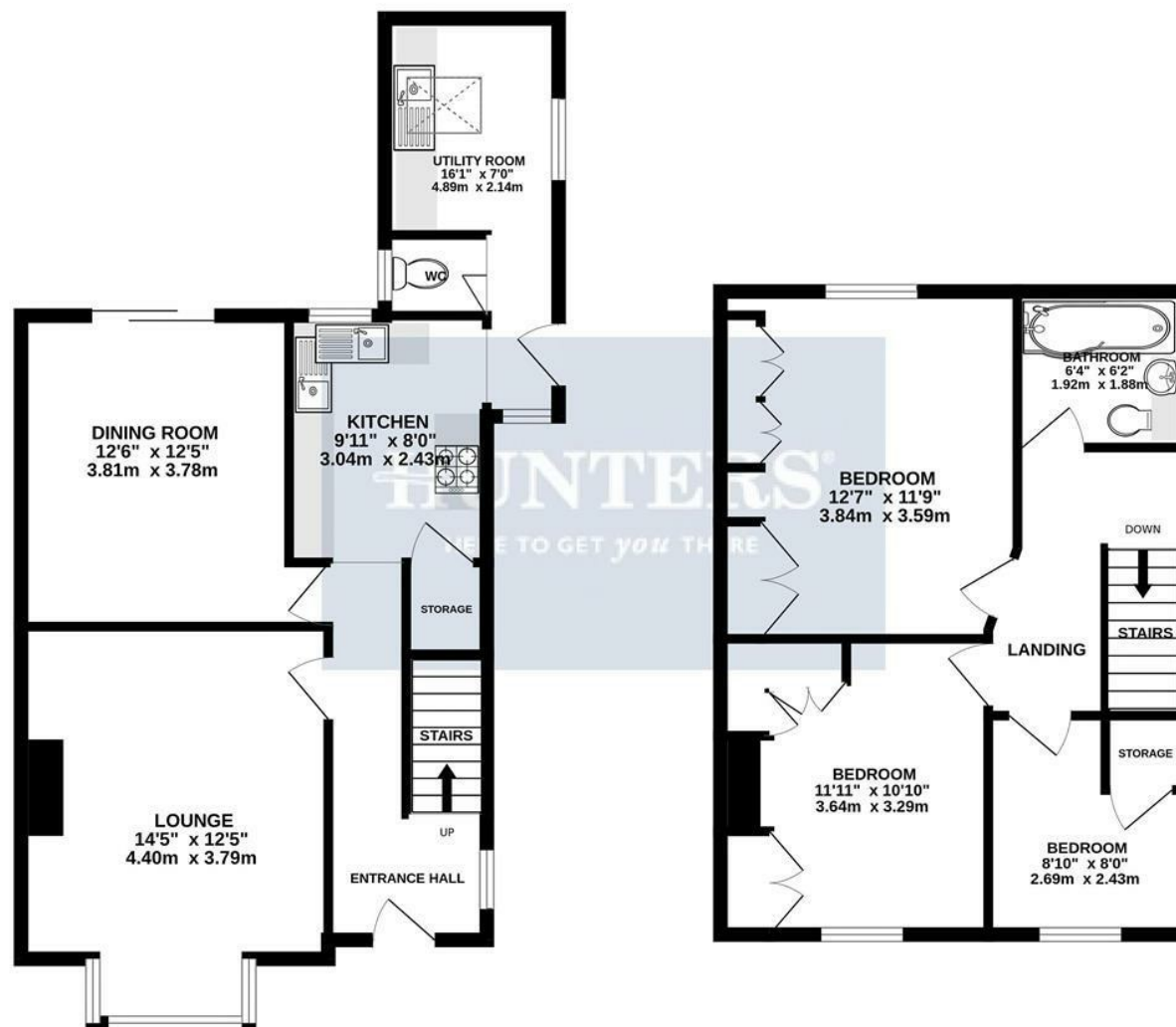
Guide Price £325,000

A well-presented three-bedroom semi-detached home in the popular village of Skelton, just north of York. The property offers a bay-fronted living room, separate dining room with garden access, fitted kitchen, utility room with WC, and three bedrooms with a bathroom. Outside, there is driveway parking, a front lawn, and a west-facing rear garden with mature borders, seating areas, and a timber shed. Skelton provides excellent local amenities, a strong community feel, and easy access to York and beyond. Council Tax Band: B, EPC Rating: D



GROUND FLOOR
589 sq.ft. (54.7 sq.m.) approx.

1ST FLOOR
483 sq.ft. (44.8 sq.m.) approx.



TOTAL FLOOR AREA : 1072 sq.ft. (99.6 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.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	62	74
England & Wales		EU Directive 2002/91/EC

- **Three Bedroom Semi Detached**
- **Downstairs WC**
- **EPC Rating: D**

- **Two Reception Rooms**
- **Well maintained mature gardens**
- **Council Tax Band: B**

- **Utility Room**
- **Driveway Parking**

Skelton

Skelton is a charming village located just a few miles north of York, offering a blend of peaceful rural living with easy access to the city. The village is known for its strong sense of community, attractive period properties, and proximity to open countryside. Skelton benefits from a range of local amenities, including a primary school, church, village hall, and a shop with a post office. The village pub has also recently re-opened, further adding to the community spirit. Nearby Haxby and Clifton Moor provide additional shopping and leisure facilities. With excellent transport links into York and beyond, Skelton is a popular choice for families and professionals seeking a balance between village life and city convenience.

Property Description

On entering the property through the front door, you are welcomed into the entrance hall, which provides access to the living room, dining room, kitchen, and stairs leading to the first floor. A side-facing window brings in natural light, while wood-effect tiled flooring runs through the hall into the kitchen and continues into the utility room.

The living room is positioned to the front of the property and features a gas fire with surround, a television point, and a bay window overlooking the front garden. To the rear, the dining room offers ample space for a table and chairs, with glazed sliding doors opening directly onto the garden.

The kitchen is fitted with a range of wall and base units topped with wooden work surfaces, incorporating a double-bowl stainless steel sink with mixer tap, an integrated double oven with grill, a gas hob, and space with plumbing for a dishwasher and under-counter fridge. There is also a useful understairs storage cupboard and a rear-facing window. An open doorway leads through to the utility room.

The utility room is well equipped with a stainless steel sink and mixer tap, together with space and plumbing for a freezer, washing machine, and dryer. Natural light floods in through windows to two elevations and a skylight. A side door provides external access, while an internal folding door leads to a WC with window.

To the first floor, the landing gives access to all three bedrooms and the bathroom, as well as a loft via a drop-down hatch with ladder. We are advised the loft is partially boarded and fitted with lighting. Bedrooms one and two are both doubles with built-in wardrobes, with the home's combi boiler housed in a cupboard in bedroom one. The third bedroom, a single, benefits from a built-in storage cupboard and a telephone point.

The bathroom completes the first floor and is fitted with an L-shaped shower bath with glass screen, WC, and hand basin set within a vanity unit. A heated towel rail is also

installed.

Externally, the front garden is mainly laid to lawn with established borders, alongside a paved driveway providing off-street parking. To the rear, the west-facing garden is predominantly lawned with mature planting, multiple paved seating areas, and a timber shed. Boundaries are defined by hedging to the sides and fencing to the rear.

Additional Information

- Tenure: Freehold
- Double Glazed Windows
- Gas Central Heating
- Council Tax Band: B
- EPC Rating: D

Anti Money Laundering Regulations

By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £45 + VAT per person will apply for these checks, and Coadjute will handle the payment for this service. These anti-money laundering checks must be completed before we can send the memorandum of sale to the solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.

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.









