



26 Fairfields Drive, Skelton
York, North Yorkshire YO30 1YP

Guide Price £525,000


BISHOPS
PERSONAL AGENTS

Bishops Personal Agents bring to the market a immaculately presented, four bedroom detached family home, positioned in a quiet cul-de-sac position, set in the heart of the highly sought after village location of Skelton, well situated with easy access to both York and Easingwold. Also with a local shop, popular schools and the Clifton Moor shopping centre close at hand. This excellent property has been cherished by the current owner, boasting a superb extended kitchen/sitting room with an island, plus stunning gardens and a double garage. The house will be very appealing to a multitude of buyers, including professional couples, commuters, families and those looking to retire. The accommodation spread over two floors briefly comprises; The front entrance door leads us into the hallway and a staircase to the first floor. Doors lead to the reception rooms. To the front on the left, we find the dining room, ideal for dinner parties or could make a study for those who work from home. Then to the right the spacious living room, with a feature fireplace and patio doors leading to the garden. Then onwards opening into the heart of the house, where we find the fabulous breakfast kitchen, fitted with a full range of modern units, a central island and a range of integrated appliances, which in turn opens to the sitting space, bathed in natural sunlight from two patio doors, looking out over the garden. To further enhance the ground floor we also find a downstairs utility/cloakroom. From the landing we find four bedrooms, the principal with built in wardrobes and an en-suite shower room. The house also has a modern fitted bathroom. Outside to the front is a garden and a driveway providing ample off street parking, leading via double gates to the rear garden and a double garage/workshop, just right for a car or cycle enthusiast. To the rear the house, we also find generous landscaped gardens, which have been meticulously maintained, enhanced with a paved patio areas, perfect for outside entertaining and for those green fingered buyers who like pottering in the garden, we also find a garden shed. In summary, this superb property provides an exceptional opportunity to secure a home in a very popular village location. The house is ideally placed for the commuter, lying approximately four miles from York city centre and within easy reach of the York outer ring road and the Poppleton station to take you direct into York, Harrogate and Leeds. An early internal inspection is highly recommended to fully appreciate this lovely home!

The historic village of Skelton lies approximately 4 miles northwest of the City of York, conveniently placed just off the A19 North. Originally an agricultural area in the Forest of Galtres, the area is now predominantly residential. Local facilities include a Garden centre, Post Office, General Store and a Public House whilst Clifton Moor Retail Park is a short distance from the village, offering a range of shops, health clubs, restaurants, a Tesco supermarket and Vue cinema. The local Skelton Community Primary School feeds to the Canon Lee Secondary School on Rawcliffe Drive. For the commuter, there are regular transport links to and from the city centre and Easingwold and there is also good access to the A64 and the surrounding towns and cities, including Leeds in approximately 30 minutes and Harrogate as well as the national motorway networks. The historic city of York is a hive of activity with an abundance of shopping facilities, restaurants, York racecourse and two theatres. York's mainline railway station is within walking distance and offers regular services to major cities including Manchester, Edinburgh and London with some journeys taking less than 2 hours to Kings Cross.



Entrance Hall

Front entrance door to the hallway, understairs storage, ceiling coving and radiator*. Stairs to the first floor. Doors leading to...

Living Room

20' 3" x 11' 5" (6.17m x 3.48m)

Double glazed windows to front aspect, feature Adams style fireplace with marble hearth and inset gas fire*, ceiling coving, tv point*, double glazed patio doors to rear aspect and radiators*. Door leading to...

Dining Room

11' 5" x 10' 11" (3.48m x 3.32m)

Double glazed windows to front and side aspects, ceiling coving and radiator*.

Kitchen/Sitting Room

19' 8" x 19' 5" (5.99m x 5.91m)

Fabulous fitted kitchen with an attractive range of base and wall mounted units with matching work preparation surfaces over, central island, inset sink and drainer with mixer taps, integral appliances electric oven and grill*, gas x 4 hobs*, extractor fan*, dishwasher*, down lighting, karndean flooring and double glazed window to side aspect. Opening to the sitting area with two patio doors leading to the garden and radiators*. Door leading to....

Inner lobby

5' 6" x 3' 10" (1.68m x 1.17m)

Upvc door to the side. Doors leading to.....

Cloakroom/Utility

6' 5" x 5' 6" (1.95m x 1.68m)

Double glazed window to rear aspect, wash hand basin with mixer taps, set in a vanity unit, low level wc, extractor fan*, down lighting and radiator*.

First Floor Landing

Doors leading to...

Bedroom 1

16' 4" x 11' 4" (4.97m x 3.45m)

Double glazed windows to front and side aspects, built in wardrobes and drawers, tv point*, ceiling coving and radiator*. Door leading to...

En-suite

8' 6" x 4' 6" (2.59m x 1.37m)

Modern suite in white comprising; Shower cubicle with mains shower*, wash hand basin, low level wc, double glazed window to rear aspect, down lighting and radiator*.

Bedroom 2

11' 4" x 11' 1" (3.45m x 3.38m)

Double glazed windows to front aspect, built in wardrobes, alcove airing cupboard, ceiling coving and radiator*.

Bedroom 3

8' 6" x 8' 1" (2.59m x 2.46m)

Double glazed windows to rear aspect, ceiling coving, built in wardrobes and radiator*.



Bedroom 4

8' 8" x 8' 4" (2.64m x 2.54m)

Double glazed windows to rear aspect, ceiling coving and radiator*.

Bathroom

7' 5" x 5' 6" (2.26m x 1.68m)

Modern suite in white comprising; Bath with mixer taps and mains shower*, wash hand basin set in a vanity unit with mixer taps, low level wc, double glazed window to rear aspect and heated rail*.

Outside

Externally to the front we find ample off street parking on drive leading to the house. Gated side access leads to the rear of the property, where we find a lovely lawned and hedged garden with a patio areas, just right for outside entertaining. To further compliment the garden we find both a double garage, with power and lighting, perfect as a workshop and for extra storage, plus a garden shed.

Garage

17' 0" x 16' 8" (5.18m x 5.08m)

Detached double garage with electric* up and over doors, power and lighting*.

Agents Note

EPC Rating C. Council tax band E.

Broadband supplier: Utility Warehouse.

Broadband speed: Standard Speed.

Water supplier: Yorkshire Water.

Gas supplier: Utility Warehouse.

Electricity supplier: Utility Warehouse.





Energy performance certificate (EPC)

26 Fairfields Drive Skelton YORK YO30 1YP	Energy rating C	Valid until: 11 April 2034
		Certificate number: 0134-4824-3300-0431-6206

Property type	Detached house
Total floor area	145 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy rating and score

This property's energy rating is C. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)



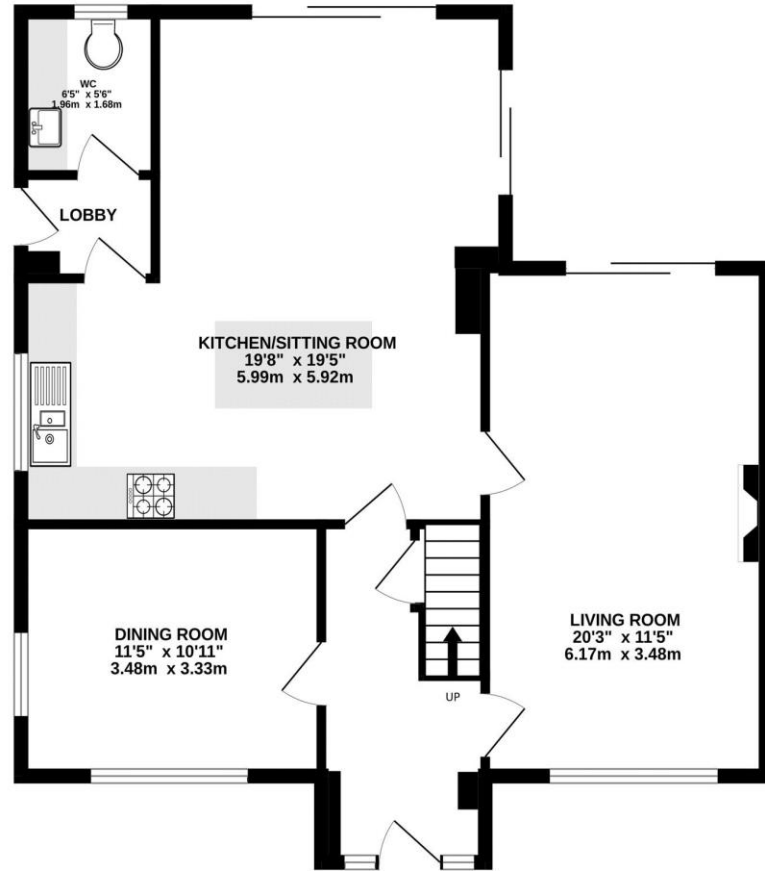
The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

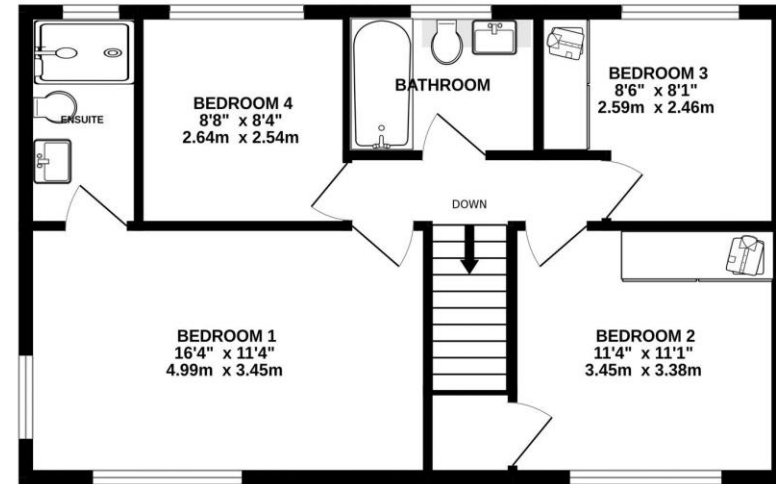
For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

GROUND FLOOR
819 sq.ft. (76.1 sq.m.) approx.



1ST FLOOR
564 sq.ft. (52.4 sq.m.) approx.



TOTAL FLOOR AREA : 1383 sq.ft. (128.5 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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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. Bishops Personal Agents recommends certain products and services to buyers including conveyancing and mortgage advices. We may receive commission for such recommendations. To confirm what the referral fee amounts would be, please ask your Personal Agent direct. Please note that you are under no obligation to use any of these services or the recommended providers.