



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

Guide Price £349,950


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Bishops Personal Agents present to the market a fabulous three bedroom detached bungalow, located in a quiet cul-de-sac, situated in the highly sought after location of Skelton, well situated with easy access to both York and Easingwold. Also with a local shop, schools and the Clifton Moor shopping centre close at hand. This lovely home has been cherished by the current owner, creating a bright and spacious home, which will appeal to a multitude of buyers including young professional couples, singles and those looking to retire. The accommodation briefly comprises; Entrance hall, with doors leading to the front of the house, where we find the spacious L-shaped living room with a feature marble fireplace as a focal point and space for a table and chairs. Further doors lead to the kitchen, with a range of modern fitted units. We also find three bedrooms, two with built in wardrobes and a shower room. Outside to the front is a lawned garden and a block paved driveway providing ample off street parking, leading to the attached garage/workshop, perfect for a car enthusiast or a hobby space. To the rear, the house enjoys a pretty enclosed garden with a paved patio, just right for outside entertaining and a summer house. The garden is ideal for those green fingered buyers, who like pottering outside. In summary, this superb property provides an exceptional opportunity to secure a home in a very popular village location. An early internal viewing is a must! The property is ideally placed for the commuter, lying approximately three miles from York city centre and within easy reach of the York outer ring road and the Poppleton station. 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 and General Store, 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

Entrance upvc door to hallway, ceiling coving, loft hatch with pull down ladder and radiator*. Doors leading to...

Living/Dining Room

21' 1" x 17' 5" (6.42m x 5.30m) At longest points. Double glazed bay window and windows to the front and side aspects, feature marble fireplace inset gas fire*, ceiling coving, tv and telephone points* and radiators*.

Kitchen

11' 1" x 10' 10" (3.38m x 3.30m)
The kitchen is fitted with a range of modern wall and base units, matching worktops over, incorporating a sink with mixer taps. Integral appliances include a built in double electric ovens*, 4 x gas hob*, plumbing for a washing machine*, space for an upright fridge freezer, double glazed windows to the side aspect and radiator*. Upvc door leading to the garden.



Shower Room

7' 11" x 5' 8" (2.41m x 1.73m)
Modern white three piece suite comprising: Corner shower cubicle with electric shower, pedestal wash hand basin, low level wc, glazed windows to side aspect, extractor fan* and heated rail*.

Bedroom 1

13' 10" x 11' 10" (4.21m x 3.60m) At longest points. Double glazed windows to the rear aspect, built in wardrobes, ceiling coving, tv point* and radiator*.

Bedroom 2

11' 11" x 8' 10" (3.63m x 2.69m)
Double glazed windows to the rear and side aspects, built in wardrobes, tv point* and radiator*.

Bedroom 3

8' 3" x 7' 7" (2.51m x 2.31m)
Double glazed windows to the side aspect and radiator*.

Garage

19' 11" x 11' 7" (6.07m x 3.53m)
Spacious garage with power and lighting. Door leading to the garden.



Outside

To the front of the property is fenced and lawned garden with shrub borders. A block paved driveway with ample off street parking leads to the garage. To the rear is a pretty fenced garden laid to lawn with shrub borders and a patio area perfect for outside entertaining, plus a summer house and gated side access.

Agents Note

EPC Rating C and Council Tax Band D.

Broadband supplier: EE via BT.
Broadband speed: Standard Speed.
Water supplier: Yorkshire Water.
Gas supplier: Eon.
Electricity supplier: Eon.







Energy performance certificate (EPC)

32 Fairfields Drive
Skelton
YORK
YO30 1YP

Energy rating

C

Valid until:

25 March 2034

Certificate number:

1600-2358-0422-5322-3743

Property type

Detached house

Total floor area

88 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>).

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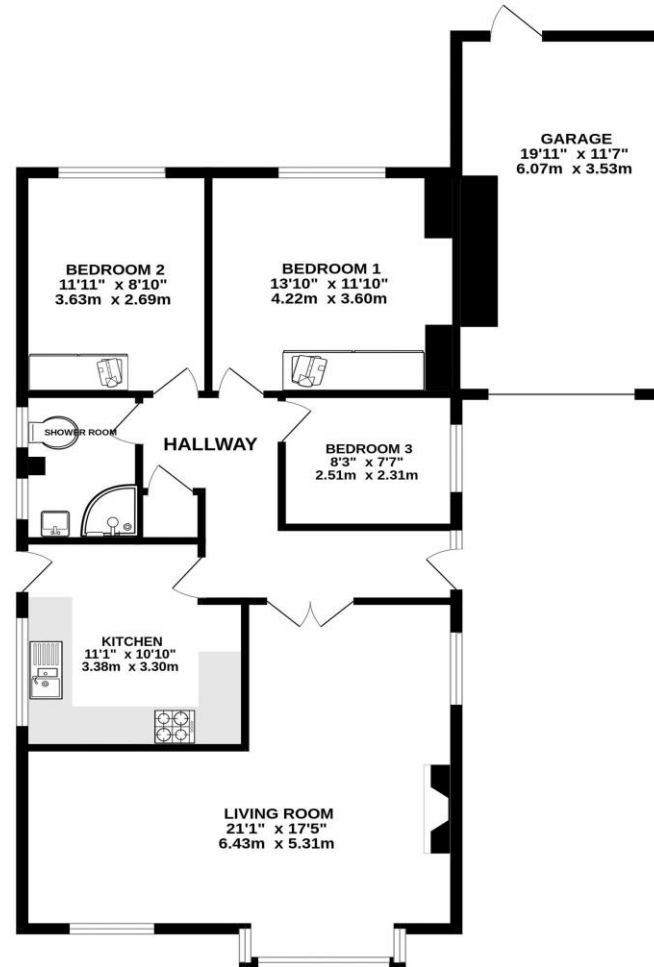
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GROUND FLOOR
1019 sq.ft. (94.7 sq.m.) approx.



TOTAL FLOOR AREA: 1019 sq.ft. (94.7 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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