



49 Ousebank Drive, Skelton
York, North Yorkshire YO30 1ZB

Guide Price £425,000

**BISHOPS**
PERSONAL AGENTS

Bishops Personal Agents bring to the market, this stylish and immaculately presented, three bedroom semi-detached family home, tucked away in a quiet cul-de-sac position, set in the heart of a small modern development, built by David Wilson homes, within the highly sought after village location of Skelton, well situated with easy access to both York and Easingwold. Also with popular local schools and the Clifton Moor shopping centre close at hand. Plus there are also bus rides to the York city centre and the railway station in nearby Poppleton. While benefitting from double glazing, gas fired central heating and a separate garage, this house is ideal for a variety of purchasers including singles, professional couples, young families, those looking to retire. In brief comprises; From the front entrance door into the hallway, with doors leading to the principal reception room. To the front we find the study, perfect for those who work from home or a child's playroom and a downstairs cloakroom. Then in the heart of the house, we find a fabulous open-plan, kitchen-living space, the contemporary kitchen, with a range of modern fitted units, with integrated appliances, plus ample space for a table and chairs. French doors lead out from this flexible living space, into the garden. From the first floor landing, we find further reception rooms. To the rear, the living room with shuttered windows, letting in lots of natural light, then to the front, we find the principal bedroom, complete with its own en-suite. There is a handy storage cupboard on the landing. A stairwell leads us up to the second floor. From where doors lead to two further bedrooms and a family bathroom. Outside to the front of the house, we find ample off street parking on a block paved drive leading to the detached garage, perfect for a car enthusiast or as a workshop. To the rear a west facing fenced garden, laid to lawn, with a paved patio area, just right for outside entertaining. Also to the rear of the development is a fabulous community park, with a children's play area. In summary, this stylish 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!

Ousebank Drive is part of a new development opposite the historic village of Skelton and 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, London with some journeys taking less than 2 hours to Kings Cross.



Entrance Hall

Front entrance door leads into the hallway with a storage and airing cupboards with wall mounted boiler* and plumbing for a washing machine. Stairs to first floor and radiator. Doors leading to...

Study

7' 10" x 6' 5" (2.39m x 1.95m)

Double glazed windows to the front aspect and radiator*.

Kitchen/Family Room

20' 2" x 13' 8" (6.14m x 4.16m)

Fabulous breakfast/sitting room with a range of modern wall, floor and drawer units with matching worktops over, sink unit with mixer taps, integrated appliances include, electric oven*, induction hob* with extractor hood over*, fridge/freezer* and dishwasher*. French doors leading to the garden, storage cupboard, down lighting, tv and telephone points* and radiator*.

Cloakroom

Double glazed window to side aspect, low level wc, sink with mixer taps and radiator*.

First Floor Landing

Stairs to second floor, storage cupboard and radiator*. Doors leading to...

Living Room

13' 8" x 10' 10" (4.16m x 3.30m)

Living room with double glazed windows to the rear aspect with shutters, tv and telephone points* and radiators*.

Bedroom 1

13' 8" x 10' 6" (4.16m x 3.20m)

Double glazed windows to the front aspect with shutters, tv point* and radiator*. Door leading to...

En-suite

6' 3" x 6' 0" (1.90m x 1.83m)

Modern white suite comprising; Walk in shower cubicle with mains shower*, pedestal wash hand basin with mixer taps, low level wc, extractor fan*, down lighting and heated towel rail*.

Second Floor Landing

Doors leading to...

Bedroom 2

13' 8" x 12' 2" (4.16m x 3.71m)

Double glazed windows and sky light to the front aspect with shutters and radiator*.

Bedroom 3

13' 7" x 10' 10" (4.14m x 3.30m)

Sky lights to the rear aspect and radiator*.

Bathroom

6' 8" x 6' 0" (2.03m x 1.83m)

Modern white suite comprising; Bath with mixer taps and mains shower over, pedestal wash hand basin with mixer taps, low level wc, extractor fan*, down lighting and heated towel rail*.

Garage

17' 0" x 8' 8" (5.18m x 2.64m)

To the side of the houses is a garage with an up and over door, power and lighting.



Outside

To the front of the house is ample off street parking on a block paved drive, leading to the garage and a lawned garden area with a path leading to the front door. To the rear is a west facing fenced garden, with a paved patio, perfect for outside entertaining and a side access gate.

Agents Note

EPC Rating C. Council tax band D.

Broadband supplier: Sky.

Broadband speed: Standard speed.

Water supplier: Yorkshire Water.

Gas supplier: British Gas.

Electricity supplier: British Gas.

There is an annual estate charge of £182.09.





Energy performance certificate (EPC)

49 OUSEBANK DRIVE
YORK
YO30 1ZB

Energy rating

B

Valid until:

24 March 2031

Certificate number:

0320-3215-7070-2829-4155

Property type

Semi-detached house

Total floor area

111 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>).

Bishops Personal Agents

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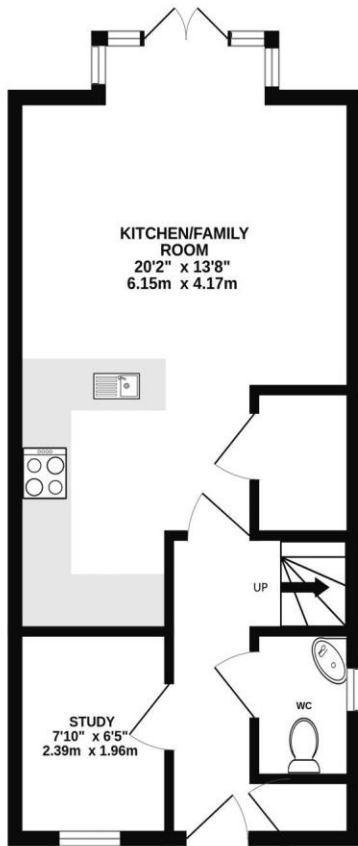
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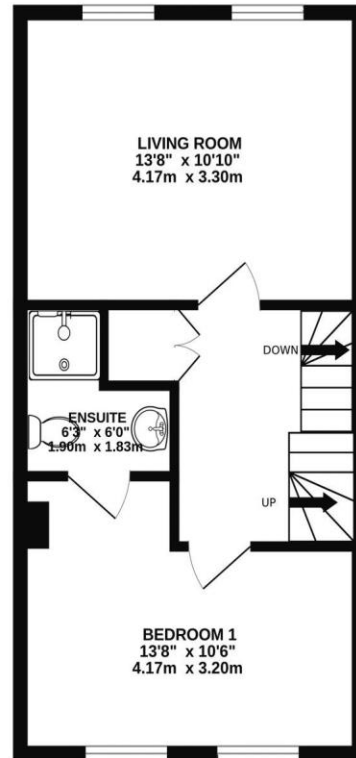
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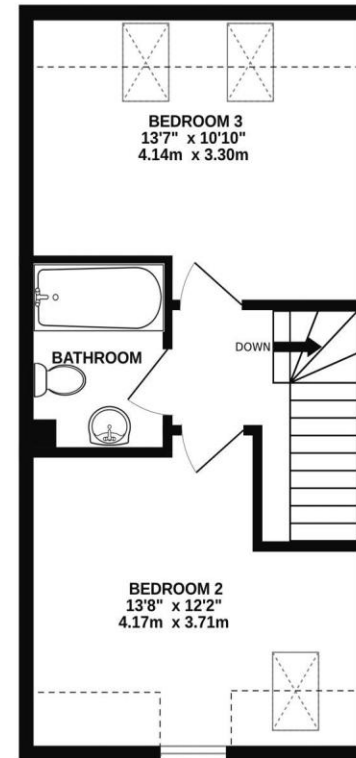
GROUND FLOOR
421 sq.ft. (39.1 sq.m.) approx.



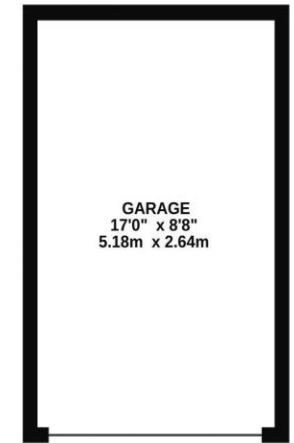
1ST FLOOR
392 sq.ft. (36.4 sq.m.) approx.



2ND FLOOR
388 sq.ft. (36.0 sq.m.) approx.



GARAGE



TOTAL FLOOR AREA : 1201sq.ft. (111.6 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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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.