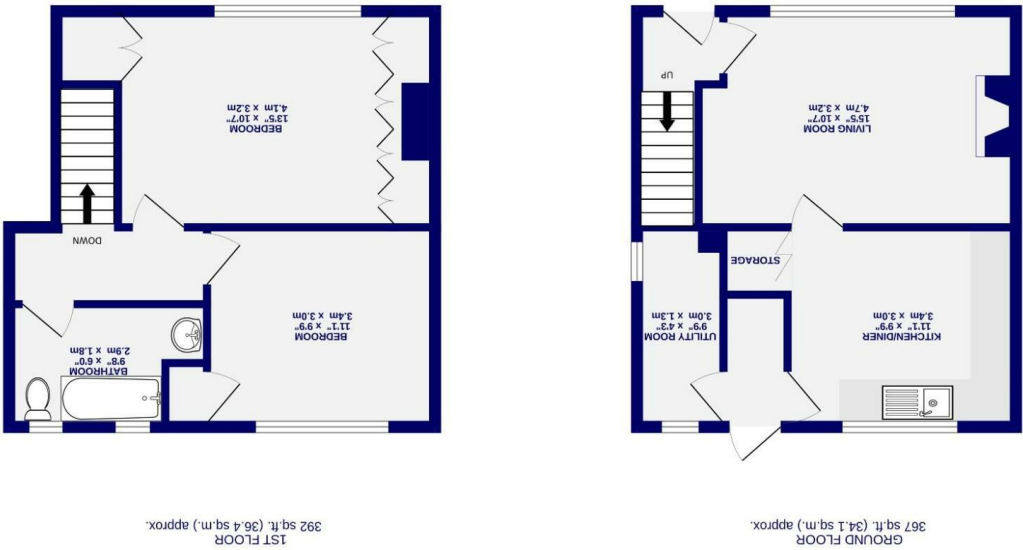


These particulars have been prepared as accurately and as reliably as possible, but should not be relied upon as 'statement of fact'. If there is any point which is of particular importance to you, please contact the office and we would be pleased to check the information. We have not tested any services, appliances, equipment or facilities and nothing in these particulars should be deemed to be a statement that they are in good working order, or that the property is in good structural condition or otherwise. Any areas, measurements, floor plans or distances referred to are given only and are not precise. Purchasers must satisfy themselves by inspection or by otherwise regarding the items mentioned above and as to the correctness of each of the statements contained in these particulars. No person in the employment of Ashtons has any authority to make or give any representation or warranty whatsoever in relation to this property or these particulars nor enter into any contract relating to the property on behalf of the vendor.

- EPC F
- No Onward Chain
- Parking
- South Facing Rear Garden
- Utility Room
- First Floor Bathroom
- Two Bedrooms
- Mid Town House

Freehold
Council Tax Band - B

Brecksfield Skelton, York YO30 1YG



While every attempt has been made to ensure the accuracy of the description, measurements of rooms and any other areas are approximate. It is included in the plan the purchaser will form part of the overall floor area and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as a guide only by prospective purchasers. The services, systems and appliances shown have not been tested and no guarantee as to their operation.

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Brecksfield
Skelton, York
YO30 1YG

£240,000



Situated in the peaceful and well-established village of Skelton, just north of York, this well-maintained two-bedroom mid-townhouse enjoys a fantastic position with uninterrupted views over open countryside to the rear. Offered with no onward chain, the property is ideal for first-time buyers or those seeking a quiet yet well-connected village location. Skelton benefits from excellent commuter links to York city centre and falls within the catchment area of several well-regarded schools.

Internally, the home is well presented throughout. An entrance hall leads into a bright and spacious reception room, where a large front window allows natural light to flood the space, highlighting features such as an elegant gas fire and ornate picture rails. To the rear of the property is a fitted kitchen with a range of wall and base units, providing ample storage and worktop space, along with room for freestanding white goods. Adjoining the kitchen is a useful utility area and a deep storage cupboard, offering excellent practicality.

Upstairs, a generous landing leads to two well-proportioned double bedrooms. The principal bedroom, located at the front, features built-in wardrobes with shelving and hanging space. Completing the accommodation is a modern three-piece family bathroom.

Occupying a substantial plot with a south-facing rear garden, the property enjoys a high degree of privacy and stunning views of the surrounding fields. There is also significant potential for rear extension, subject to the necessary planning consents. To the front, the property benefits from gated driveway parking.

Sure to appeal due to its peaceful setting, lovely views, and future potential, this home is offered with no onward chain and early viewing is highly recommended.

Council Tax Band- B

