

- Freehold
Council Tax Band - B

670 sq.ft. (62.2 sq.m.) approx.

GROUND FLOOR

Conservatory 3.5m x 3.1m

Dining 11.6' x 10.2'

Living Room 15.1' x 11.5'

Kitchen/Breakfast Room 4.0m x 3.4m

Utility Room

WC

UP

563 sq.ft. (52.3 sq.m.) approx.

1ST FLOOR

Bedroom 11.6' x 10.2'

Bedroom 15.1' x 11.5'

Bedroom 12.6' x 10.10'

Bathroom

Landing

DOWN

White every attempt has been made to ensure the accuracy of the floorplan, measurements of rooms and any other areas are approximate. It is included in the plan and is the overall floor area and is responsible to be taken for any error, omission or misstatement. The services, systems and appliances shown have not been visited and no guarantee as to their condition.

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TOTAL FLOOR AREA : 1233 sq.ft. (114.5 sq.m.) approx.



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Occupying a generous corner plot in a leafy, tree-lined setting, this well-proportioned three-bedroom semi-detached home offers spacious accommodation ideal for growing families, just moments from the village primary school and within easy reach of York city centre.

Set back from the road behind a deep grass verge and mature hedging, the property enjoys a private and peaceful position in the heart of this popular village to the north-west of York.

The house is entered via a welcoming hallway from the side, with a ground floor WC and a separate utility room with window to the front. The kitchen is a bright, dual-aspect space fitted with a tasteful range of wall and base units, tiled splashbacks, and stone-effect laminate worktops, with space for a range cooker and washing machine.

To the rear of the property, a spacious through lounge and dining area enjoys views over the garden. French doors from the dining room open into a generously sized, double-glazed conservatory, an ideal additional living space with direct access to the rear garden.

Upstairs, the property offers three well-proportioned double bedrooms, two of which benefit from dual-aspect windows, creating light and airy rooms. The modern family shower room features fitted cabinetry and could be reconfigured to accommodate a full-size bath if required. There is useful built-in storage on the landing and access to the attic which is boarded and with a pull down ladder fitted to enable access through a large hatch.

Externally, the property is surrounded by well-maintained lawned gardens to three sides, offering a superb outdoor space with excellent potential. A driveway provides off-street parking and leads to a detached garage.

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