



Heathridge Skipwith, York YO8 5DJ

Guide Price £835,000



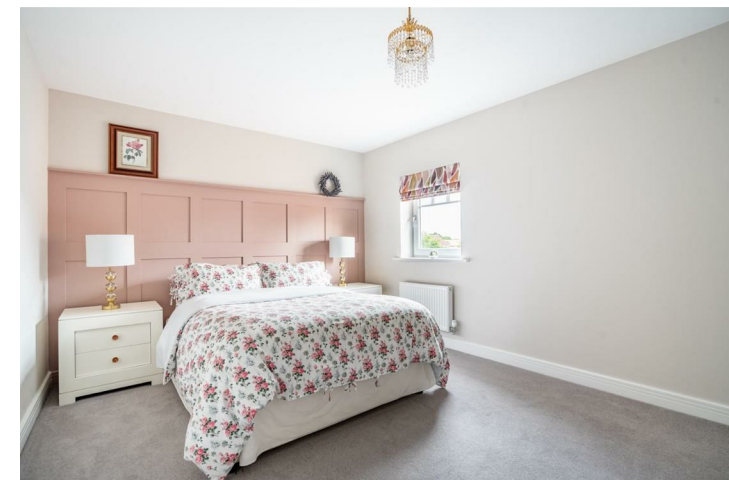
Positioned at the end of an exclusive cul-de-sac of just three homes, this superbly appointed and beautifully presented modern individually designed detached residence offers over 2,800 sq ft of high-specification living space, set within a particularly generous and private south- and west-facing plot, backing directly onto open paddocks.

Built just three years ago and owned since new, the property has been further enhanced with the addition of solar panels and a recently installed EV charger, reflecting its blend of luxury and sustainability. Internally, the home showcases a meticulous level of finish, with stylish interiors and an exceptional layout ideally suited for both family life and entertaining.

The welcoming entrance hallway, with fitted storage, leads to a cloakroom WC and a formal dining room with floor to ceiling window. To one side, the generous living room features bi-fold doors that open out onto a south-facing patio, perfect for summer evenings and relaxed gatherings.

To the rear of the house is the true heart of the home: a spectacular open-plan kitchen, dining and living space. Finished in a soft grey shaker style with striking white quartz worktops flecked with metallic accents, the kitchen includes a central island with seating, integrated appliances, and a walk-in utility room. Twin sets of bi-folding doors open the room onto a large patio and expansive west-facing lawn, offering uninterrupted views over open fields and paddocks beyond.

Upstairs, the space continues to impress, with four double bedrooms two with en-suite shower rooms and a luxurious family bathroom. The fifth bedroom has been transformed into a walk-in dressing room, though could easily revert to a fifth bedroom if required.



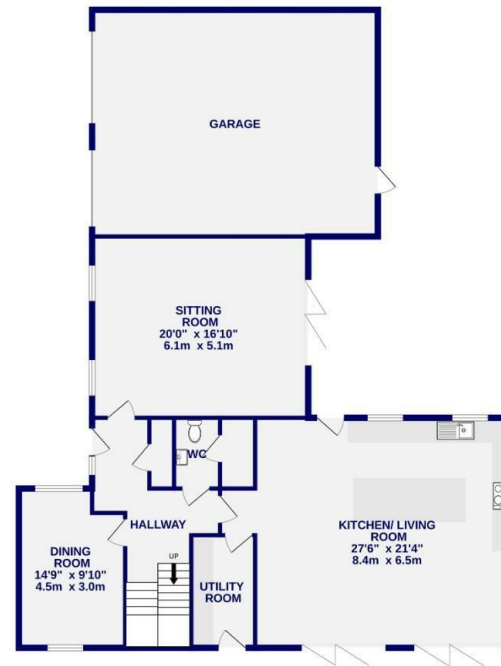


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Freehold
Council Tax Band - F

- Detached House
- Three Year Old House
- Four/ Five Bedrooms
- Three Bathrooms
- Luxury Fixture & Fittings
- Large Ground Floor Accomodation
- Double Garage & Driveway
- Solar Panels & EV Charger
- EPC B

GROUND FLOOR
1833 sq.ft. (170.3 sq.m.) approx.



TOTAL FLOOR AREA : 2817 sq.ft. (261.7 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of rooms and any other items are approximate. If included in the plan the garages/loft 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 such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability.
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1ST FLOOR
984 sq.ft. (91.4 sq.m.) approx.



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