

LANCASTER  
SAMMS

1 Park Close, Skelton

York

£775,000





A superb five-bedroom detached family home which has undergone a comprehensive programme of considered modernisations and adaptations by the current owners. This exceptional home opens to a spacious and welcoming entrance hallway with home office to the front of the house which enjoys an enviable aspect onto the village duck pond.

The ground floor optimises modern family living with a light and airy open plan space, designed to be sociable whilst having defined spaces for relaxing, cooking and dining. The lounge area enjoys front, side and rear triple aspect light with ample room for family seating and is complete with media wall with contemporary feature fireplace.

The dining area is ideally positioned adjacent to the kitchen offering space for a large dining table and chairs. Situated at the rear elevation, sliding glass doors from here open to a patio area offering an option for al fresco dining during the warmer months, and protected by a timber canopy with retractable awning.

The kitchen boasts a series of wall, base and full-height units with integrated eye level oven and grill, gas hob with integrated extractor hood, plumbing and allocated space for dishwasher, along with central island complete with breakfast bar.

Accessed off the kitchen is a handy utility room with fridge and freezer and provisions for washing machine and dryer.

A WC off the hallway completes the ground floor accommodation.

Stairs with bespoke storage lead from the entrance hall to a large first floor landing with further built in cupboards.

There are three well-proportioned double bedrooms on the first floor including the superb Master Suite which spans the depth of the house and includes fitted wardrobes with dressing area and spacious en-suite. The second and third bedroom each have fitted wardrobes and share use of a family bathroom with separate shower and bath.

Stairs from the landing lead to a further second floor, extended by the current owners to add an additional two double bedrooms with rear facing dormers complete with windows as well as Velux skylight windows. Each of the bedrooms boast eves storage and share use of fitted recess storage on the landing. A further shower room completes the internal accommodation.

Externally to the front, the property sits handsomely behind a neat and tidy front garden with fenced boundaries, artificial lawn, footpath and block paved driveway for off street parking. To the rear is further artificial lawn designed for ease of maintenance as well as the patio area which benefits from a south westerly aspect, ideal to enjoy the best of the sunshine into the evening making this the perfect place for summer entertaining.

The double garage has been expertly converted into a home bar/studio with bi-fold doors.

In summary, a superb family home which has been extended and modernised throughout, with open plan living at the heart of its design. Offering considerable living accommodation, situated on a generous plot in an enviable position within the ever-popular village of Skelton.











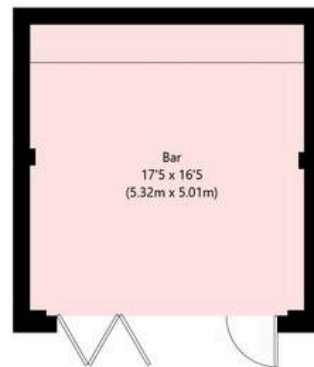




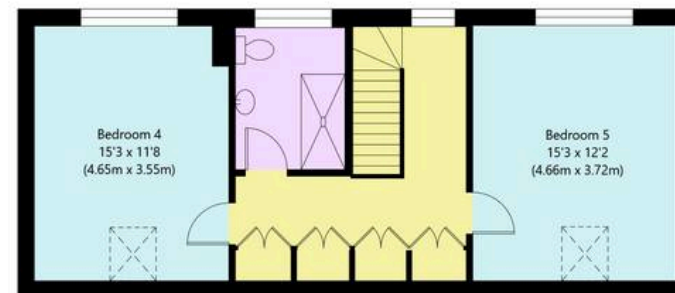
# Park Close, Skelton, York, YO30 1YY



**Bar**  
GROSS INTERNAL FLOOR AREA  
APPROX. 287 SQ FT / 26.65 SQ M



**Second Floor**  
GROSS INTERNAL FLOOR AREA  
APPROX. 586 SQ FT / 54.45 SQ M



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY

APPROXIMATE GROSS INTERNAL FLOOR AREA 3039 SQ FT / 282.29 SQ M

All measurements and fixtures including doors and windows are approximate and should be independently verified.

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