



ROB LETTS

exp^{uk}

Greenwood, Skipwith

Offers Over £575,000

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Tucked away in a particularly quiet and private position within the sought-after village of Skipwith, this former vicarage offers a rare combination of space, setting and opportunity.

With open fields to the front and mature gardens to the rear, the property enjoys a sense of openness and tranquillity that's hard to find – all while remaining conveniently located for York, Selby and the A64.

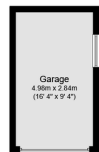
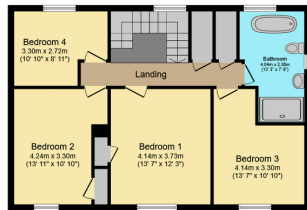
Internally, the house provides generous and versatile accommodation, including four double bedrooms and a range of reception spaces designed for both everyday living and entertaining. A welcoming lounge with solid fuel stove, separate dining room, farmhouse-style kitchen with Aga, study, snug and useful utility with ground floor shower room all contribute to a layout that works effortlessly for family life.

While well maintained, the property also offers clear scope for modernisation, giving buyers the flexibility to move straight in or gradually create a home tailored to their own style.

The gardens are a standout feature, extending to approximately 30 metres and offering a private, established outdoor space.

A rare opportunity to secure a home with both character and potential, in a truly special village setting.





Total floor area: 190.0 sq.m. (2,045 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor area (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

- Former vicarage in a tucked-away, private position
- Four generous double bedrooms
- Farmhouse-style kitchen with Aga
- Beautiful, mature rear garden extending approx. 30 metres
- Sought-after village, strong community, pub, duck pond & access to Skipwith Common
- Lounge, Dining Room, Study & Garden Room
- Open field views to the front
- Utility room and ground floor shower room
- Driveway with ample parking and detached garage
- When enquiring about this property please quote ref: RL0918



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		72
(55-68) D		
(39-54) E	52	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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