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The Vale, Skelton, York

Guide Price £375,000

Situated in one of Skelton's most desirable locations, just a short distance from the village green, this individually designed bungalow was originally built in the 1960s and offers a great deal of charm and character throughout. Upon entering, you are welcomed by a spacious hallway, setting the tone for the well-proportioned accommodation. The property has been extended and comprises an impressive 20ft lounge diner, providing attractive views over the mature, well-stocked rear garden. The kitchen and bathroom have been updated in recent years, and the property benefits from gardens to both the front and rear, along with an attached garage.

Early viewing is strongly advised to fully appreciate both the location and accommodation on offer.

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|--|-----------------------|-----------------|
| • Sought After Location In The Village | • Detached Bungalow | • 2 Bedrooms |
| • Home Office | • Lounge Diner | • Garage |
| • West Facing Garden | • Council Tax Band: D | • EPC Rating: D |

Skelton

Skelton is a charming village located just a few miles north of York, offering a blend of peaceful semi-rural living with easy access to the city. The village is known for its strong sense of community, attractive period properties, and proximity to open countryside. Skelton benefits from a range of local amenities, including a primary school, church, village hall, and a shop with a post office counter and golf course close by. The village pub has also recently re-opened, further adding to the community spirit. Nearby Haxby and Clifton Moor provide additional shopping and leisure facilities. With excellent transport links into York and beyond, Skelton is a popular choice for families and professionals seeking a balance between village life and city convenience.

Agents Note

Please note that the vendors have had the property adapted with some disability access equipment installed which we have been advised will be removed prior to completion.

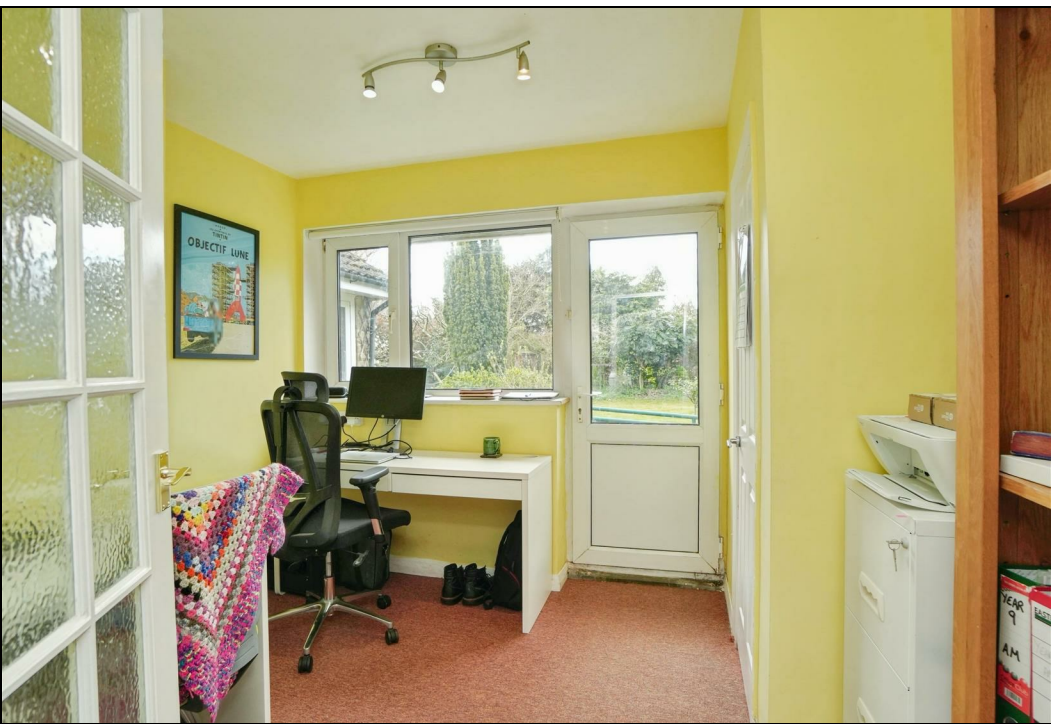
Anti Money Laundering Regulations

By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £45 + VAT per person will apply for these checks, and Coadjute will handle the payment for this service. These anti-money laundering checks must be completed before we can send the memorandum of sale to the solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.

Disclaimer.

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

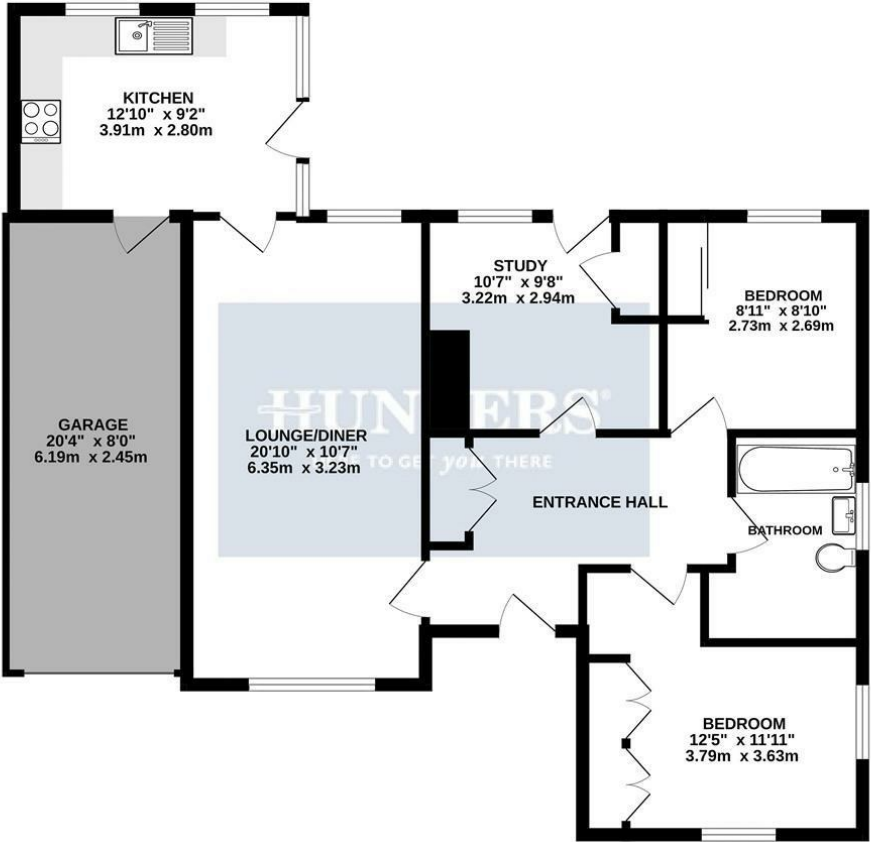




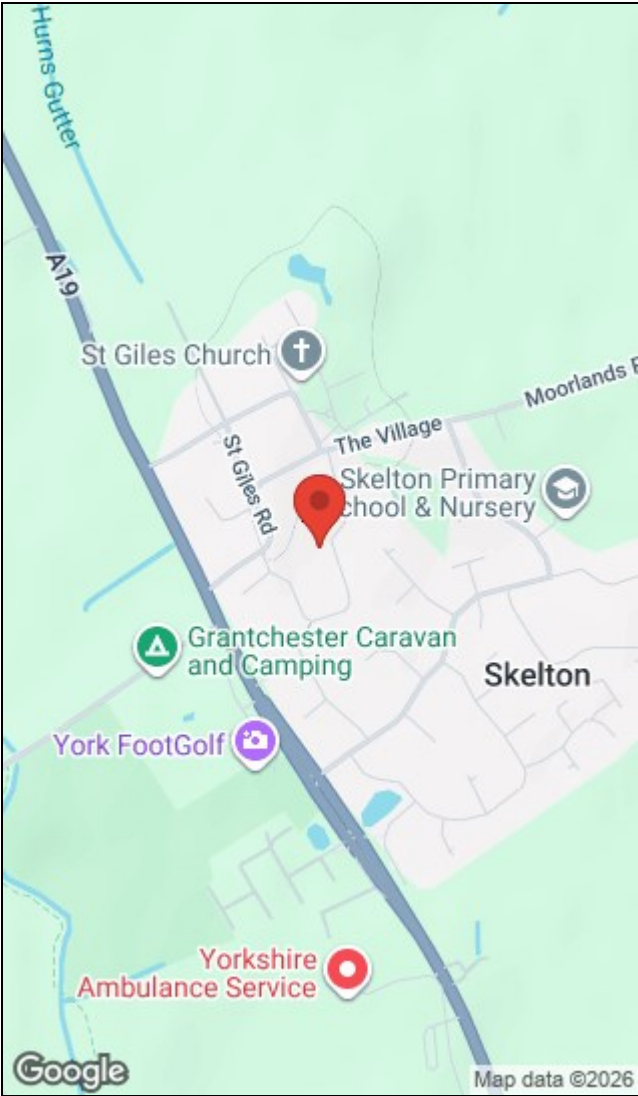




GROUND FLOOR
801 sq.ft. (74.5 sq.m.) approx.



TOTAL FLOOR AREA: 801 sq.ft. (74.5 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. The 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 or efficiency can be given.
Made with Metropix C2026



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	58	78
England & Wales	EU Directive 2002/91/EC	

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