

Skipwith Road, York YO19 6JA

£625,000

Stephensons
estate agents & chartered surveyors



A beautifully modernised detached residence, ideally positioned in the heart of one of the region's most sought-after villages.

Tenure: Freehold
 Services/Utilities: Mains water, sewage and electricity are believed to be connected. Oil Fired Central Heating
 Broadband Coverage: Up to 1000 Mbps download speed*
 EPC Rating: D - 58
 Council Tax: F - Selby Council
 Current Planning Permission: No current planning permissions

Imagery Disclaimer: Some photographs and videos within these sales particulars may have been digitally enhanced or edited for marketing purposes. They are intended to provide a general representation of the property and should not be relied upon as an exact depiction.

*Broadband speeds are predicted based on the address entered. You should check with broadband suppliers in your area to confirm your maximum speed available.



Set within a prestigious and highly desirable village location, this spacious four-bedroom house has been comprehensively upgraded, including a luxurious brand-new kitchen and a stylish, contemporary family bathroom. Situated within the catchment area for the renowned Fulford School, it presents an outstanding opportunity for families seeking both comfort and convenience whilst still offer an opportunity to mark your own decorative stamp.

Internally, the property is approached via a glazed front door into an inviting entrance hallway, adorned with elegant herringbone oak flooring, which leads to the principal reception rooms and staircase to the first-floor accommodation. The lounge, positioned at the front of the house, benefits from a triple-aspect design, a feature fireplace with woodburning stove, and sliding doors opening onto a charming walled courtyard, creating a bright and welcoming space for relaxation and entertaining.

The heart of the home is undoubtedly the recently renovated open-plan living kitchen, fitted to the highest specification with quartz worktops, a central island with breakfast bar, and integrated appliances including a fridge, freezer, dishwasher, and washing machine. The space is thoughtfully designed to accommodate both living and dining areas, with views over the front garden.

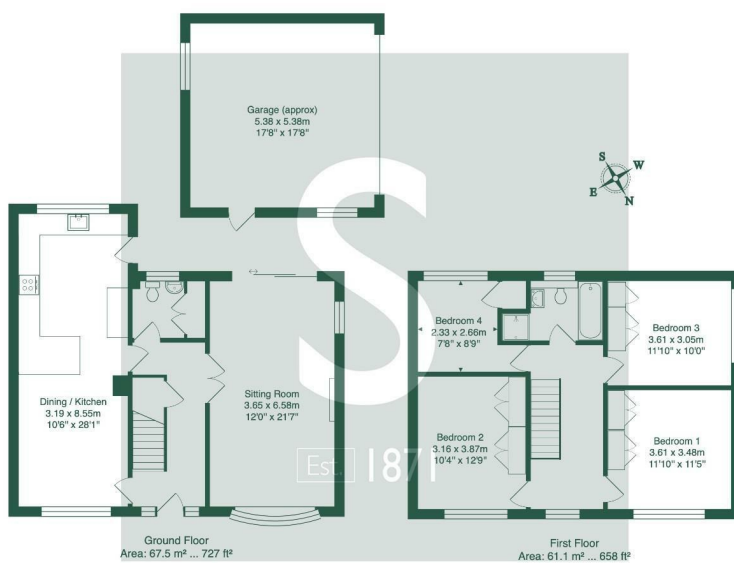
Upstairs, the property offers four generously proportioned bedrooms, all having fitted storage, complemented by a luxurious family bathroom with Villeroy & Boch fittings featuring a low-flush W.C., wash hand basin, panelled bath, and a separate walk-in shower.

Externally, the property occupies a choice position set back from Skipwith Road, accessed via Woodlands onto a private driveway providing off-street parking and leading to the detached double garage with electric door. The front garden is extensively laid to lawn with mature evergreen hedging and trees, offering both privacy and lovely leafy surroundings. Gated side access leads to a walled courtyard and provides convenient entry to the kitchen and garage and also a pleasant area to relax in the warmer summer months. The rear garden is predominantly laid to lawn, creating a tranquil outdoor space and completing this exceptional family residence in one of York's most desirable villages.

Agents Note:

Under the Estate Agency Act 1979, we are obliged to inform you that the owner of this property is an employee of Stephenson's Estate Agents.

41 Skipwith Road, Escrick, York, YO19 6JA



Ground Floor Area: 67.5 m² ... 727 ft² First Floor Area: 61.1 m² ... 658 ft²

Main House - 128.7 SQ M / 1385 SQ FT (Excluding Garage)
 Page Total - 157.6 SQ M / 1697 SQ FT

All measurements are approximate and for display purposes only. Actual position of fixtures, windows and doors may not be accurate and should be independently verified.

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