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The Meadows, Skelton, York

Guide Price £295,000

Located in the sought-after village of Skelton, this well-presented three-bedroom home is offered to the market with no onward chain. The ground floor features a bright living room flowing into a dining area, along with a well-equipped kitchen overlooking the rear garden. Upstairs are three bedrooms served by a family bathroom. Externally, the property benefits from a lawned front garden, driveway parking, a garage with power, and an enclosed rear garden with lawn, patio areas, and a useful brick-built store. EPC Rating: D, Council Tax Band: C

- No Onward Chain
- Garage
- Council Tax Band: C
- Three Bedrooms
- Outbuilding / Store
- EPC Rating: D
- Driveway Parking
- Front & Rear Gardens

Skelton

Skelton is a charming village located just a few miles north of York, offering a blend of peaceful 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. 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.

Property Description

On entering the property, you are welcomed into a central entrance hall, giving access to the living room, kitchen, stairs to the first floor, and an external door leading to the rear garden. The living room is positioned at the front of the home and features a large window overlooking the front elevation, together with a wall-mounted gas fire. This space flows into the dining area through double doors, which offers room for a table and chairs, a rear-facing window with views over the garden, and a connecting door to the kitchen. The kitchen, accessed from both the dining area and entrance hall, is fitted with a range of wall and base units, worktops, and a stainless steel sink with mixer tap. It also benefits from an integrated electric oven with ceramic hob, space and plumbing for a dishwasher, and a window overlooking the rear garden.

To the first floor, there are three bedrooms served by a family bathroom. The bathroom comprises a white suite including a bath with shower over and glass screen, a pedestal wash basin, WC, heated towel rail, and an opaque rear window.

Externally, the front garden is mainly laid to lawn, with a paved driveway providing off-street parking and leading to a garage with power and lighting. The enclosed rear garden is largely lawned, with two paved seating areas and a large flower bed. There is also access to a useful brick-built store attached to the garage.

Additional Information

- Tenure: Freehold
- Gas Central Heating
- Double Glazed Windows
- EPC Rating: D
- Council Tax Band: C

- The seller has advised the bedroom wardrobes and chests of drawers are included in the sale.

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.







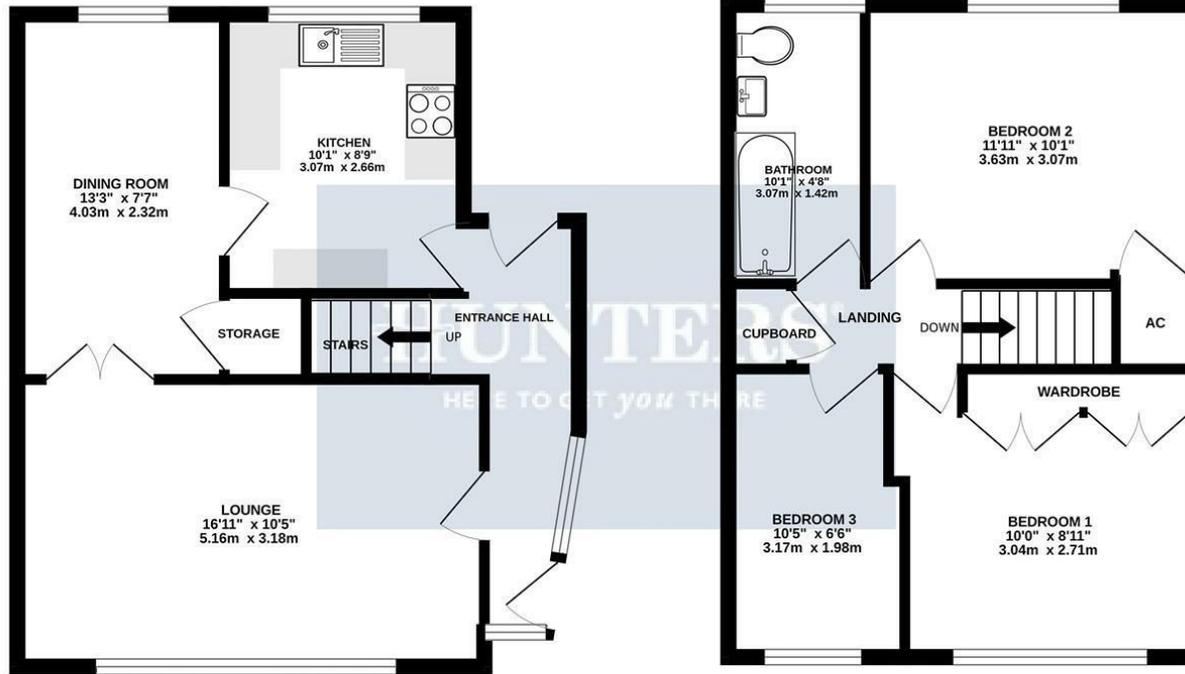




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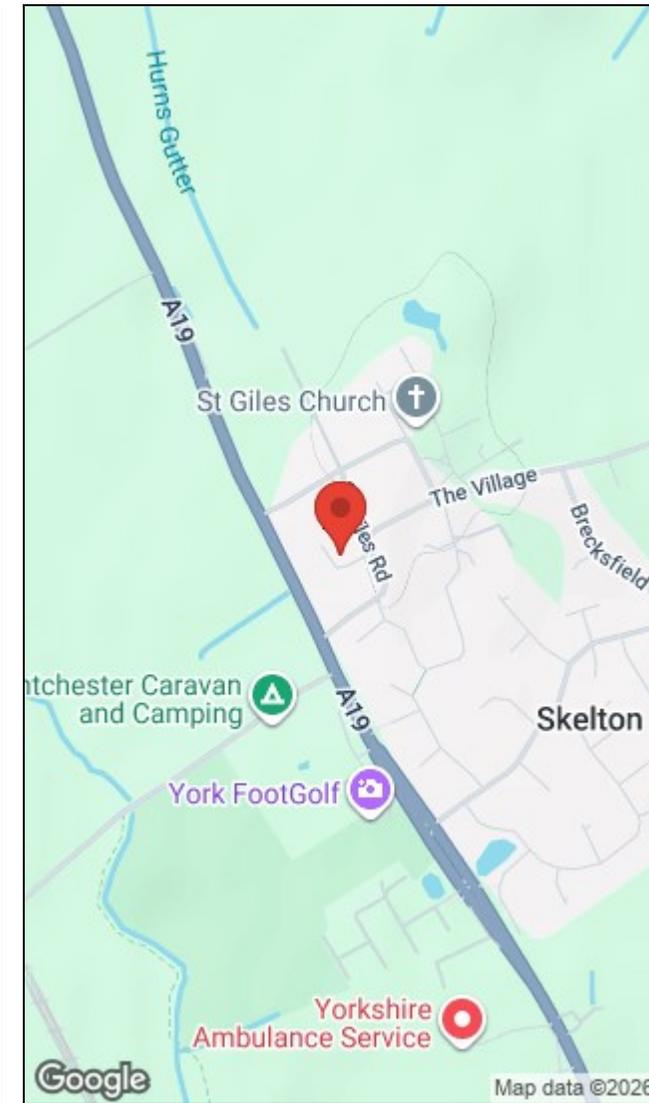
GROUND FLOOR
444 sq.ft. (41.2 sq.m.) approx.

1ST FLOOR
402 sq.ft. (37.4 sq.m.) approx.



TOTAL FLOOR AREA: 846 sq.ft. (78.6 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. 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 or efficiency can be given.
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Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	67
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	74

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