



YORK | SELBY | GOOLE | LEEDS

FALLOW WAY

**SKIPWITH
YO8 5DL**

**SIMON ANLEY**

07484 754 685

01757 670 074

simon.anley@imoved.co.uk<https://imoved.co.uk>

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2 FALLOW WAY, SKIPWITH, SELBY, YO8 5DL



2 Bedroom Semi-Detached Home with Garden, Parking & 20% Discounted Purchase Opportunity

Built in 2021 by the highly regarded **Yorvik Homes**, this beautifully presented two bedroom semi-detached home offers modern, energy-efficient living in a truly special village setting — and is available at **20% below market value**, making it an exceptional opportunity for eligible buyers.

Offered with **no onward chain**, the property still benefits from **approximately 5 years remaining on the NHBC warranty**, giving buyers valuable peace of mind alongside the advantages of a nearly-new home. Solar panels further enhance the property's efficiency, helping to keep running costs lower.

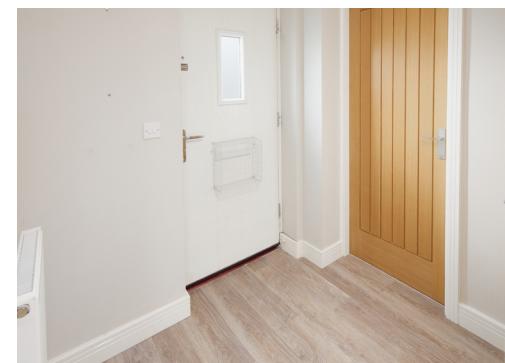
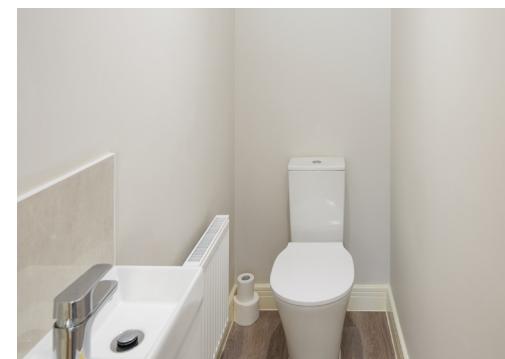
Step outside and you'll find a **delightful enclosed garden**, thoughtfully designed with **fragrant lavender walkways** that release a beautiful scent throughout the seasons — even in winter. It's a calming and private space, perfect for relaxing, entertaining or simply enjoying the fresh countryside air.

The home also benefits from **two allocated parking spaces**, a real bonus in such a desirable village location.

Location, Location...

Situated on the edge of the stunning **Skipwith Common National Nature Reserve**, you're quite literally **a minute or two's walk** from acres of heathland, woodland and wildlife — ideal for walkers, nature lovers, dog walkers and those wanting a peaceful semi-rural lifestyle while still remaining accessible to nearby villages and towns.

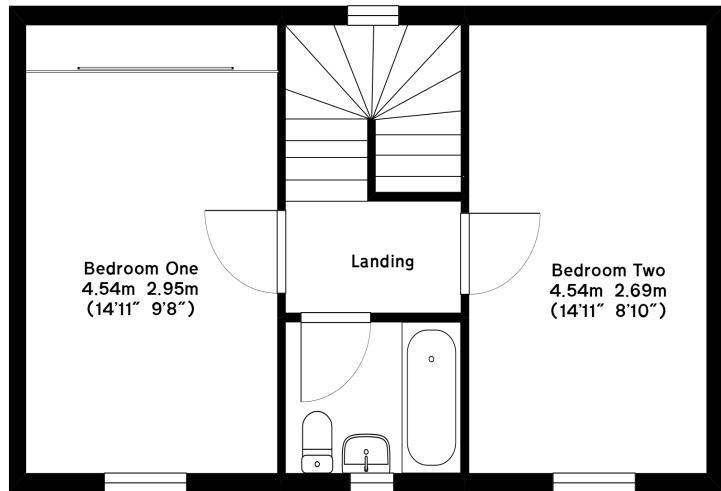
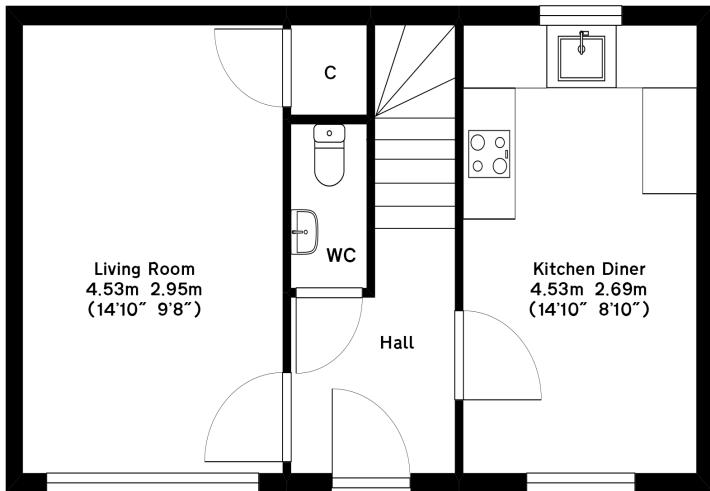
- Built in 2021 by renowned developer Yorvik Homes
- Available at 20% below market value under the Discounted Sale Scheme
- No onward chain for a smoother, quicker purchase
- Approx. 5 years NHBC warranty remaining for added peace of mind
- Energy-efficient home with installed solar panels
- Karndean flooring to the ground floor
- Built-in Wardrobes to bedroom one
- Cat6 Ethernet cable throughout
- Delightful enclosed garden with beautifully scented lavender walkways
- Two allocated parking spaces with the property







TOTAL FLOOR AREA
74 sq.m.
(797 sq.ft.) approx.



Whilst every attempt has been made to ensure the accuracy of the floor plan 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. Made with 4Plan. COPYRIGHT IMMOVED LTD

A Fantastic Discounted Purchase Opportunity

This property is being sold under a Discounted Sale Scheme, meaning eligible buyers can purchase the home at **20% below its open market value** — a rare chance to step onto the property ladder in a location that might otherwise be out of reach.

This makes it especially attractive to **local couples, individuals or small families** who may not normally be able to afford a home of this quality and setting on the open market.

Buyers must be in need of affordable housing and cannot afford to purchase dwellings of a similar kind generally available on the open market.

Full details of eligibility can be provided on request and an application form ready for submission to the Affordable Housing Team at North Yorkshire Council. The property purchase price of £210,000 is a representation of 100% affordable ownership with 20% off the purchase cost, at a discount on the £262,000 market value.

Combining modern construction, energy efficiency, a beautiful garden, nature on your doorstep and a significant price reduction, **this is a genuinely rare opportunity** to secure a wonderful home in an outstanding village setting.

Early enquiry is highly recommended.

PUBLIC TRANSPORT



NUMBER 18 York - Holme on Spalding Moor
091S School Service Barby High



Selby	4.6 miles
Howden	7.5 miles
York	9.2 miles

SCHOOLS



North Duffield Community Primary School	2.6 km
Riccall Community Primary School	4.4 km
Escrick Church of England Primary School	5.3 km
Barby High School (Secondary)	4.8 km
Selby High School (Secondary)	5.5 km

MAJOR ROADS



A19	(4.9 miles)
A64	(8.1 miles)
M62 J34	(14.5 miles)

TENURE TYPE: **FREEHOLD**

COUNCIL TAX BAND: **B**
EPC **B**

LOCAL AUTHORITY:
Selby / North Yorkshire



COULD THIS BE
THE ONE?



JUST SCAN THE QR
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AN OFFER.

#imoved With Simon

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07484 754 685

01757 670 074

simon.anley@imoved.co.uk

<https://imoved.co.uk>



iMoved Ltd. Company Number 16001613
Registered Address: 29 Doncaster Road, Selby, YO8 9BT

