Ashtons

Fairfields Drive, Skelton, York, YO30 1YP

# Fairfields Drive
# Skelton, York
# YO30 1YP

## £475,000

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Located in the ever-popular village of Skelton, just north of York and within easy reach of the outer ring road, the varied amenities of Haxby and Wigginton nearby and regular bus connections into the city centre, this substantial detached home occupies a generous and private plot. Much-loved by the current owners for many years, the property has been thoughtfully extended over time to create a spacious and versatile family home, offering excellent potential for the next owners.

The property opens into a welcoming entrance hall, leading through to a generous reception room with a large front-facing window and patio doors opening into a bright and airy conservatory overlooking the rear garden. Across the hall, the fitted kitchen and dining area provides a practical space for family life, with plenty of storage and worktop space.

A useful utility room is accessed from the conservatory and provides direct access into the larger-than-average garage, while an inner hallway leads to a ground floor WC.

The first floor offers four well-proportioned bedrooms, with the principal bedroom benefiting from built-in storage and a four-piece en-suite bathroom. A further three-piece family bathroom serves the remaining bedrooms, while an additional smaller room provides useful flexibility as a home office, nursery or occasional bedroom.

Externally, the property occupies a particularly generous plot, with a fantastic north-westerly facing rear garden offering an excellent degree of privacy. The established garden is predominantly laid to lawn, complemented by mature planting, established borders, patio seating areas and useful storage, all enclosed by tall hedging and fencing. It provides an excellent space for family life and outdoor entertaining.

The property also benefits from a generous driveway and larger-than-average garage, providing ample off-street parking and storage.

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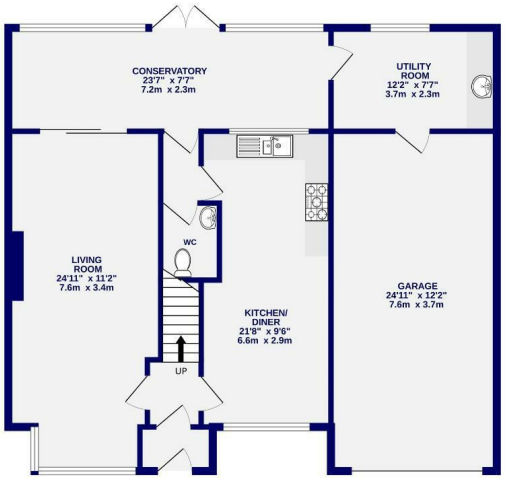
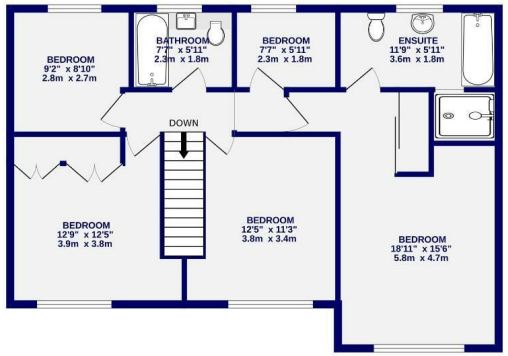
## Freehold
## Council Tax Band - D

- Substantial Family Home
- Four Double Bedrooms & Extra Study Space
- Large Established Garden
- Garage & Driveway
- Popular Village Setting
- Much Loved Family Home
- No Onward Chain
- EPC C

GROUND FLOOR
1122 sq.ft. (104.3 sq.m.) approx.




1ST FLOOR
812 sq.ft. (75.5 sq.m.) approx.




TOTAL FLOOR AREA : 1934 sq.ft. (179.7 sq.m.) approx.

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