



# Turnpike Gardens, Skelton, YO30 1ZE

£190,000

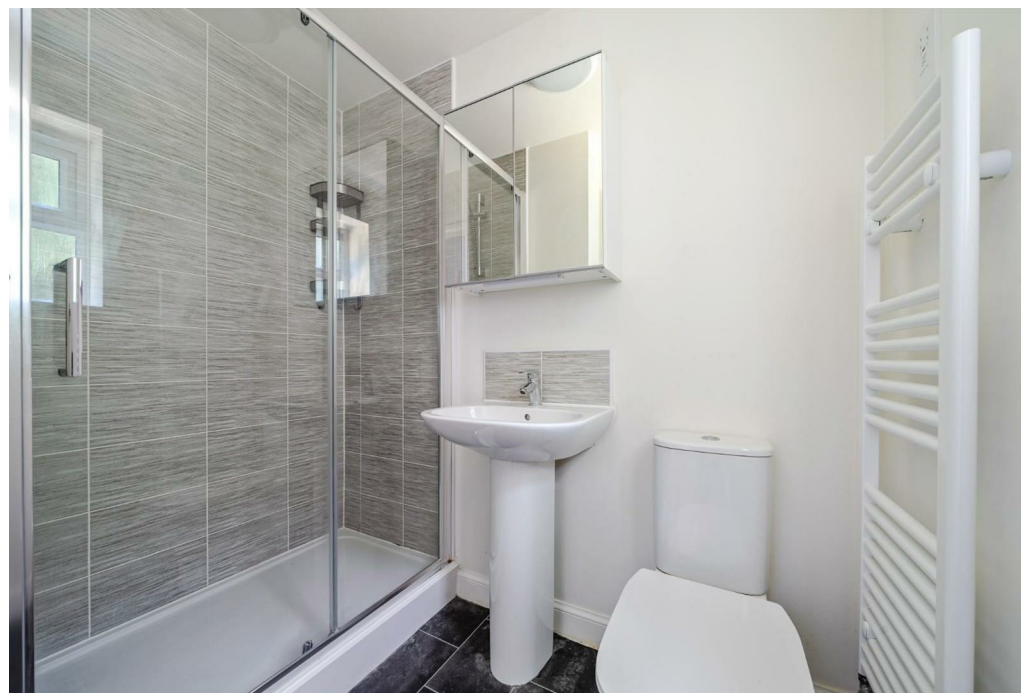


Hunters Wetherby are excited to present to the market this one bedroom terraced house offering modern open plan living in the highly sought after village of Skelton.

The ground floor boasts a double bedroom with ample space for bedroom furniture, the house bathroom with shower cubicle, low level wc and sink, as well as a useful storage cupboard.

To the first floor is the open plan kitchen/dining/living area. The kitchen features a range of high gloss wall and base units with integral appliances including oven, gas hob and extractor. Space is on offer for a washing machine and fridge freezer. The lounge area is well sized for furniture.

This home is perfect for all types of Tenants due to its locality, the village of Skelton is close to a great choice of schools and retail parks, and has access to the A1237 and A64 providing the ideal commuter road links to York City Centre, Leeds and much more.



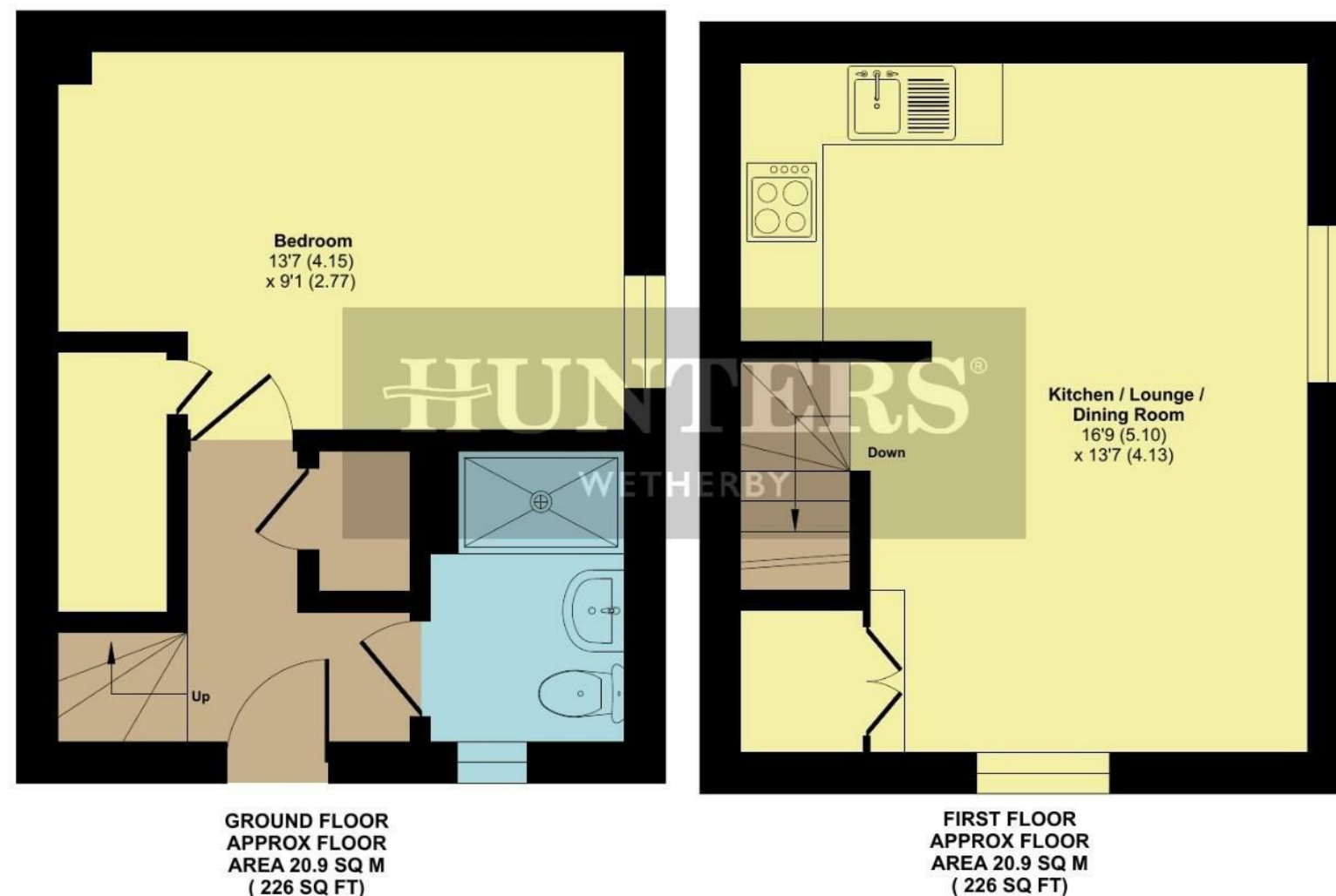




## Turnpike Gardens, Skelton, York, YO30

Approximate Area = 452 sq ft / 41.9 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Hunters Property Group. REF: 1454458

Tenure: Freehold  
Council Tax Band: B

- ONE BEDROOM TERRACED HOUSE
- OPEN PLAN LIVING
- SOUGHT AFTER VILLAGE LOCATION
- CLOSE TO YORK
- EPC - B
- COUNCIL TAX - B

| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) A                                 |                         | 99        |
| (81-91) B                                   | 82                      |           |
| (69-80) C                                   |                         |           |
| (55-68) D                                   |                         |           |
| (39-54) E                                   |                         |           |
| (21-38) F                                   |                         |           |
| (1-20) G                                    |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |                         |           |
|-----------------------------------------------------------------|-------------------------|-----------|
|                                                                 | Current                 | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |           |
| (92 plus) A                                                     |                         |           |
| (81-91) B                                                       |                         |           |
| (69-80) C                                                       |                         |           |
| (55-68) D                                                       |                         |           |
| (39-54) E                                                       |                         |           |
| (21-38) F                                                       |                         |           |
| (1-20) G                                                        |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |           |
| England & Wales                                                 | EU Directive 2002/91/EC |           |

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.

**THINKING OF SELLING?** 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.