



**Main Street, Skipwith, Selby  
£650,000**

\*\*\*\* NO ONWARD CHAIN \*\*\*\*

This former vicarage offers substantial four bedroom family living accommodation, set within this ever popular village location with generous gardens and enormous scope for expansion.



## Accommodation

This period, detached house occupies an enviable position within the ever-popular village of Skipwith, offering substantial family living accommodation.

The property offers quick and easy access to the city centre of York, market town of Selby and the A64 York to Leeds Road. Crucially, there is both vacant possession and no onward chain. The property is set within generous, surrounding gardens which have been maintained and matured over many years.

Internally, the property is entered through a uPVC framed double glazed entrance door into a reception hall with radiator. The hall leads through into a central hall which has a turn staircase leading to the first floor. There is an additional radiator and built-in understairs storage cupboard. The entrance hall and internal hall feature parquet flooring.

The principal reception room is a spacious lounge located at the front of the house having a feature solid fuel burning cast iron stove set on a marble hearth with matching surround. There is a bay window to the front elevation as well as oak flooring and radiator. Double doors lead through into a separate dining room with French doors which take you out onto the front garden. The dining room includes twin radiators and oak flooring.

The property's kitchen is located at the rear of the house, being hand crafted and set out in a farmhouse style, having a range of built-in base units with Butcher's block worktops and inset Belfast sink unit. There is an additional range of matching high level storage and display cupboards with ceramic tiled splashbacks. Included within the sale is a hand crafted Dresser and floor mounted oil fired Aga with recess lighting. The Aga also produces the property's hot water. There is an integrated dishwasher, integrated fridge and there is ample space for a freestanding breakfast table.

Beyond the kitchen is a separate utility room which has an additional range of storage cupboards with worktop and sink unit. There is plumbing for a washing machine and further dishwasher as well as a built-in electric oven and with 4 point hob unit and extractor canopy. The uPVC framed double glazed rear courtesy door leads out onto the rear gardens. There is a built-in understairs storage cupboard with freezer, ceiling down lighters and loft hatch.

Located off the utility room is a downstairs shower room which has a low flush W.C., and wash hand basin in addition to a walk-in corner shower cubicle with full height tiled splashbacks. The shower room features a heated chrome towel rail and benefits from an extractor fan and ceiling down lighters.

The third reception room is a spacious study which includes a range of built-in book shelving with low level storage cupboards and double radiator. The ground floor accommodation is completed by a delightful snug / garden room with French doors which lead out onto the rear gardens. The snug features travertine tiled flooring, television aerial point, ceiling down lighters and radiator.

The first floor landing services the entirety of the first floor accommodation and includes a radiator, loft hatch and substantial airing cupboard and separate linen cupboard providing very useful additional storage. The property boasts four generous double bedrooms, all of which benefit from radiators and uPVC framed double glazed dormer windows.

The internal accommodation is completed by the house bathroom which has a Victorian style suite comprising of a low flush W.C., pedestal wash hand basin and roll top bath with mixer taps. There is a separate double fronted shower cubicle with tiled surround. The bathroom also includes two separate heated towel rails, tiled flooring, and ceiling down lighters.

## To the Outside

The property is accessed off the Main Street onto a substantial front and side driveway with passing bay which provides off street parking for numerous vehicles.

At the end of the driveway is a detached single garage, being of brick construction which has an up and over door and is equipped with light and power.

The property's front garden is extensively laid to lawn having central and surrounding herbaceous borders in addition to hedged lined boundaries.

Running full width across the rear elevation is a flagged pathway and patio, which provides ample space for outside furniture.

One of the outstanding features of the property is the substantial rear gardens which stretch to approximately 30m in length creating the ideal family environment.

The garden is separated into two parts by a central bed and pergola, with the majority of the rear garden being laid to lawn. There are a number of herbaceous borders and mature trees. The garden is clearly defined by hedged lined boundaries and a car charging point is located off the side elevation of the property.

An early inspection is strongly recommended to appreciate the quality and potential of the accommodation on offer.

## Property Information

Tenure: Freehold

Services/Utilities: Mains Electricity, Water and Sewerage are understood to be connected

Broadband Coverage: Up to 1000\* Mbps download speed

EPC Rating: TBC

Council Tax: F - North Yorkshire Council

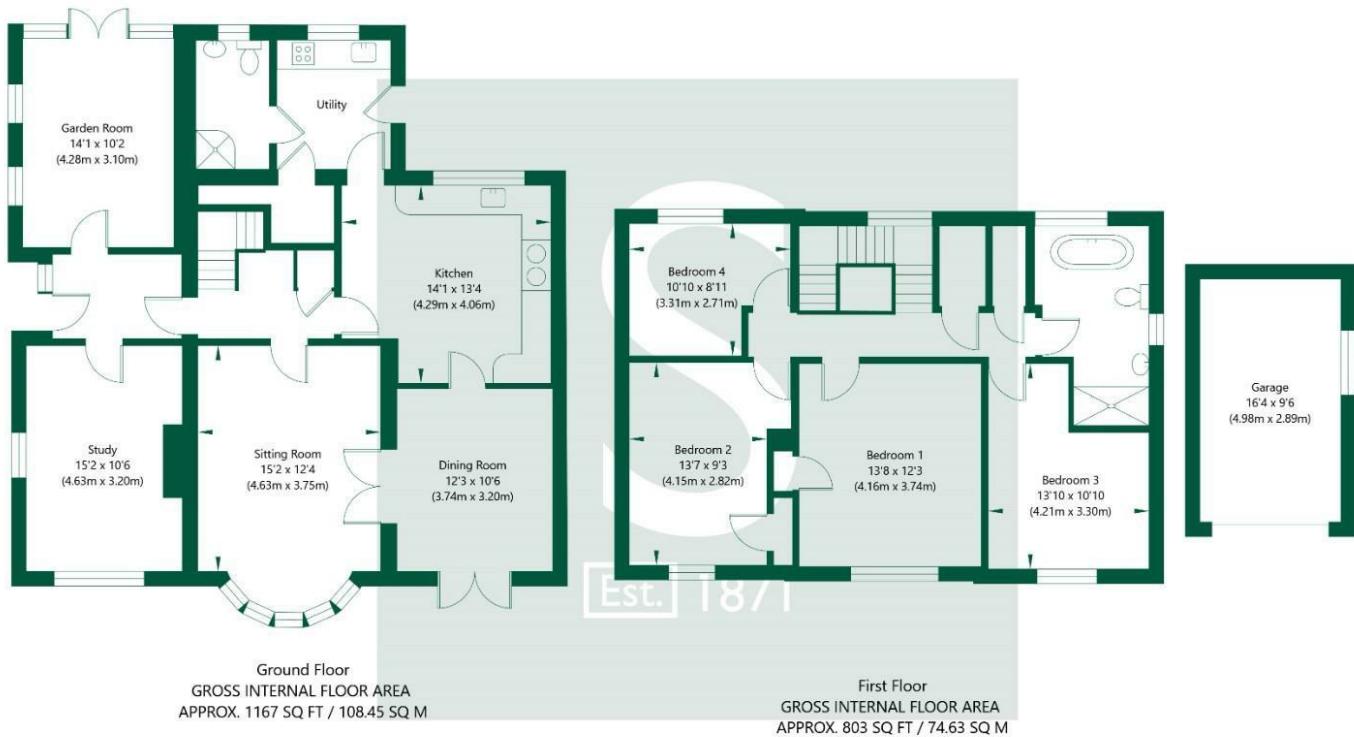
Current Planning Permission: No current valid planning permissions

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.

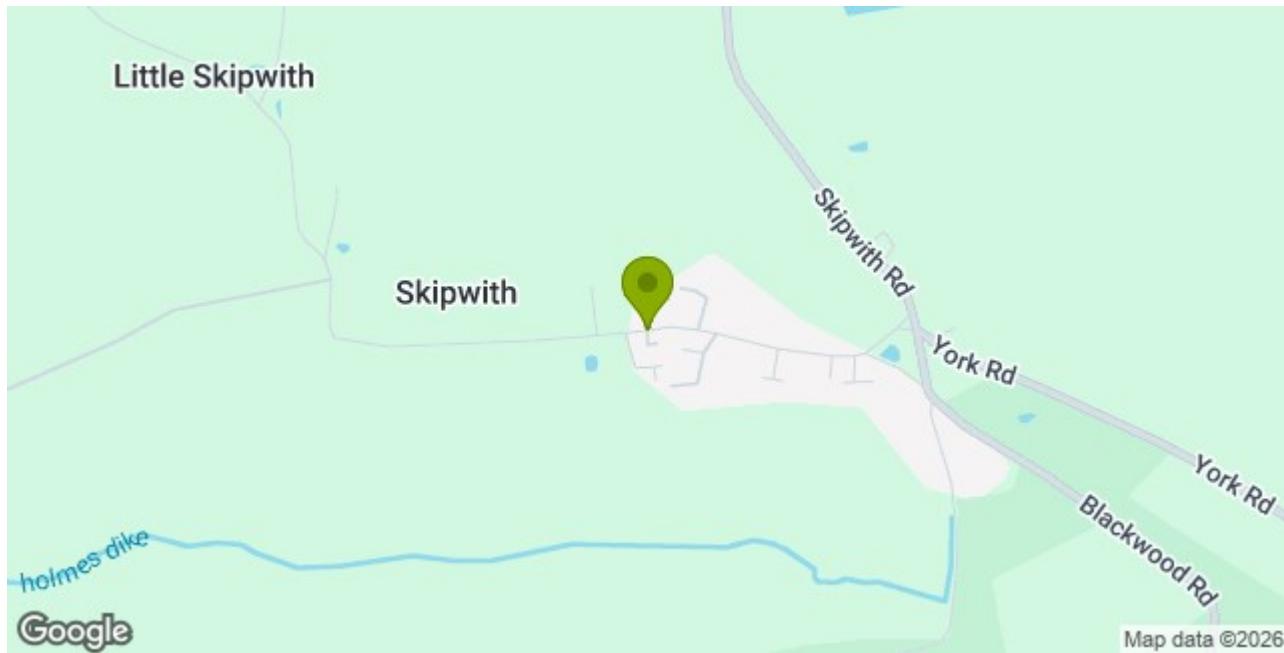
Viewings: Strictly via the selling agent - Stephensons Estate Agents - 01904 625533

\*Download speeds vary by broadband providers so please check with them before purchasing.





NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
APPROXIMATE GROSS INTERNAL FLOOR AREA 1970 SQ FT / 183.08 SQ M - (Excluding Garage)  
All measurements and fixtures including doors and windows are approximate and should be independently verified.  
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