



Brecksfield
Skelton, York
YO30 1YF

£395,000



Located in the popular village of Skelton, to the north of York, is this exceptional three-bedroom semi-detached home, occupying a substantial plot that is considerably larger than many others in the surrounding area. Having been a much-loved family home for many years, the property offers an exciting opportunity for buyers to create a truly impressive family residence, with excellent potential to extend and reconfigure, subject to the necessary planning permissions. Skelton enjoys a range of local amenities, including shops, cafés, regular bus links to York city centre and convenient access to the outer ring road, making it an ideal location for a variety of buyers.

Internally, the property opens into a welcoming entrance hall, providing access to two generous reception rooms. The lounge offers a cosy retreat, centred around a feature fireplace, while the spacious living room enjoys large patio doors overlooking the rear garden, allowing an abundance of natural light to flood the space and providing ample room for a range of furniture. Completing the ground floor is a generous kitchen diner, fitted with an extensive range of shaker-style wall and base units offering plentiful storage and worktop space. Windows to three aspects create a bright and airy feel, making this a versatile room for both everyday family life and entertaining.

To the first floor are three well-proportioned bedrooms, with the principal bedroom particularly generous in size and benefiting from built-in storage, together with delightful views across the expansive rear garden. The remaining bedrooms are served by a spacious four-piece family bathroom. Stairs then lead to a useful loft room, providing a versatile space that could be utilised as a home office, hobby room or additional storage.





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Freehold
Council Tax Band - B

- Superb Gardens On 1/8 Acre Plot
- Semi Detached Property
- Three Bedrooms
- Driveway Parking
- Sought After Residential Area
- Large Kitchen
- Potential For Extension STPP
- EPC TBC



TOTAL FLOOR AREA : 1319 sq.ft. (122.6 sq.m.) approx.
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