



HUDSON
MOODY

54 Ousebank Drive, Skelton, York YO30 1ZB

Set on Ousebank Drive, in the highly regarded village of Skelton, is this beautifully positioned detached family home, occupying one of the most desirable plots on the development, tucked away on a private road of just three properties, overlooking green space, with open countryside and river walks on the doorstep.

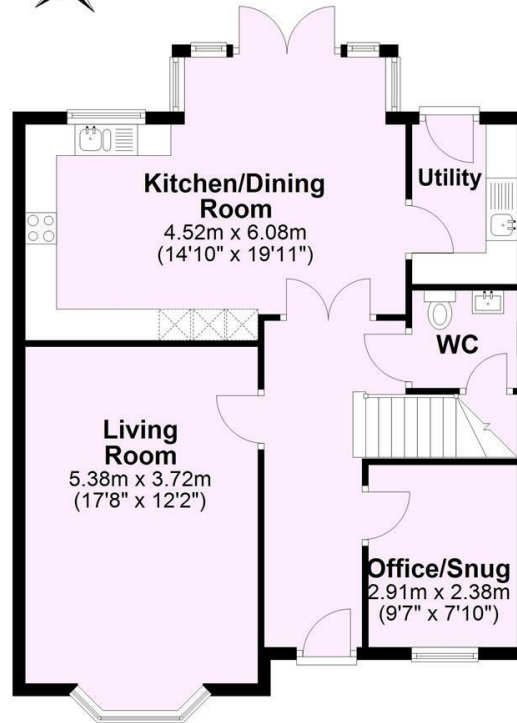
- Stunning Family Home
- Open Views To The Front Over Green Space
- Off-Road Parking For Four To Five Cars
- Garage Converted To Gym
- Superb Open Plan Kitchen Diner & Utility Room
- Main Bedroom En-Suite
- Separate Study / Play Room
- Finished To The Highest Of Standards Throughout
- Generous Garden With Sun Terrace
- EPC Rating of B

Offers In Excess Of £550,000

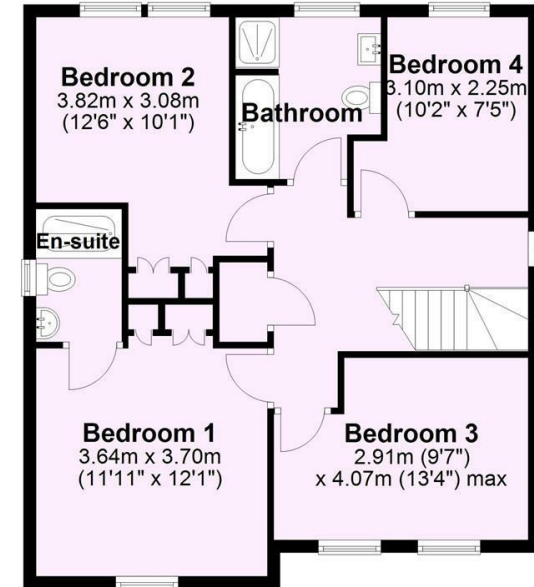
Tenure: Freehold

Council Tax Band: F

Ground Floor
Approx. 71.5 sq. metres (769.7 sq. feet)



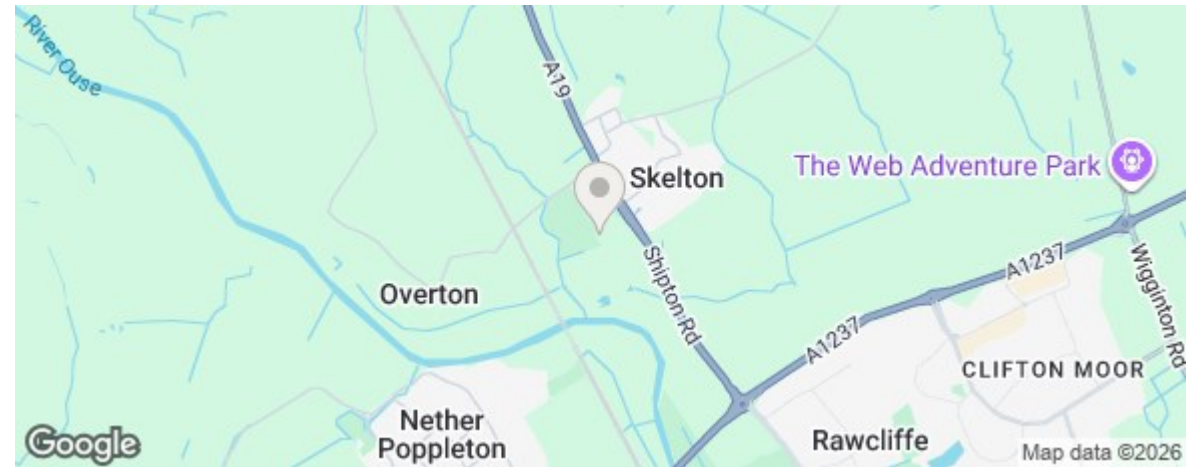
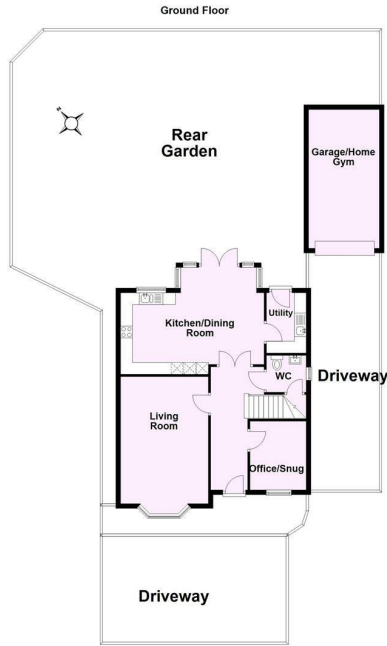
First Floor
Approx. 69.3 sq. metres (746.2 sq. feet)



Total area: approx. 140.8 sq. metres (1515.9 sq. feet)







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			93
(81-91) B		85	
(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	

IMPORTANT NOTICE

1. These particulars have been prepared as accurately and as reliably as possible, but should not be relied upon as 'statement of fact'. If there is any point which is of particular importance to you, please contact the office and we would be pleased to check the information. Please do so particularly if contemplating travelling some distance to view the property.
2. We have not tested any services, appliances, equipment or facilities and nothing in these particulars should be deemed to be a statement that they are in good working order, or that the property is in good structural condition or otherwise.
3. Any areas, measurements, floor plans or distances referred to are given as a guide only and are not precise.
4. Purchasers must satisfy themselves by inspection or by otherwise regarding the items mentioned above and as to the correctness of each of the statements contained in these particulars.
5. No person in the employment of Hudson Moody has any authority to make or give any representation or warranty whatsoever in relation to this property or these particulars nor enter into any contract relating to the property on behalf of the vendor.
6. All buyers are asked to complete an online AML check through HIPLA, at their own expense, at the time of their offer to purchase a property being accepted and before the Memorandum of Sale can be issued.

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