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The Beeches, Skelton, York

Offers Over £425,000

We are delighted to invite you to this well-presented four bedroom detached family home, ideally positioned within a quiet cul-de-sac in the highly sought-after village of Skelton, and occupying a desirable corner plot with well-maintained gardens. The property offers generous and versatile living accommodation including two reception rooms, a bright conservatory and an attached garage, making it perfectly suited to modern family living, along with a principal bedroom benefitting from an en suite shower and a separate house bathroom.
A viewing is highly recommended to fully appreciate the space, setting and overall appeal this fantastic home has to offer. EPC Rating: D, Council Tax Band: D

Skelton
Skelton is a charming village located just a few miles north of York, offering a blend of peaceful semi-rural living with easy access to the city. The village is known for its strong sense of community, attractive period properties, and proximity to open countryside. Skelton benefits from a range of local amenities, including a primary school, church, village hall, and a shop with a post office counter and golf course close by. The village pub has also recently re-opened, further adding to the community spirit. Nearby Haxby and Clifton Moor provide additional shopping and leisure facilities. With excellent transport links into York and beyond, Skelton is a popular choice for families and professionals seeking a balance between village life and city convenience.

Property Description
The property opens into an inviting entrance hallway leading through to a spacious dual-aspect lounge, featuring a gas fire set within a marble surround, a square bay window to the front and sliding patio doors opening into the conservatory, which enjoys views over the rear garden. A separate dining room sits to the front and connects conveniently to the kitchen, which overlooks the garden. The kitchen is fitted with a range of wall and base units complemented by granite-effect worktops and a breakfast bar, along with tiled splashbacks, a gas hob with extractor hood, electric oven/grill, integrated microwave, fridge/freezer, dishwasher and washing machine. An inner hallway provides access to a cloakroom/WC and a door leading out to the rear garden.

To the first floor are four well-proportioned bedrooms, all benefitting from fitted wardrobes or cupboards. The principal bedroom features an en suite shower with wash hand basin, while the family bathroom is fitted with a bath with shower over, WC and part-tiled walls.

Externally, the property is set back behind a neatly brick-paved driveway providing off-street parking for a number of vehicles and leading to an attached garage with power and lighting. The rear garden is mainly laid to lawn, complemented by a patio seating area, planted borders, a greenhouse and a timber garden shed.

Agents Note
Please be aware that this property is not registered at Land Registry and will need to be registered during purchase

Anti Money Laundering Regulations
By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £45 + VAT per person will apply for these checks, and Coadjute will handle the payment for this service. These anti-money laundering checks must be completed before we can send the memorandum of sale to the solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.

Disclaimer.
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. 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.

Ofcom Mobile and Broadband
Ofcom states that the Boradband coverage is up to 80 Mbps. Mobile Coverage is good outdoor by 3 out of 4 suppliers







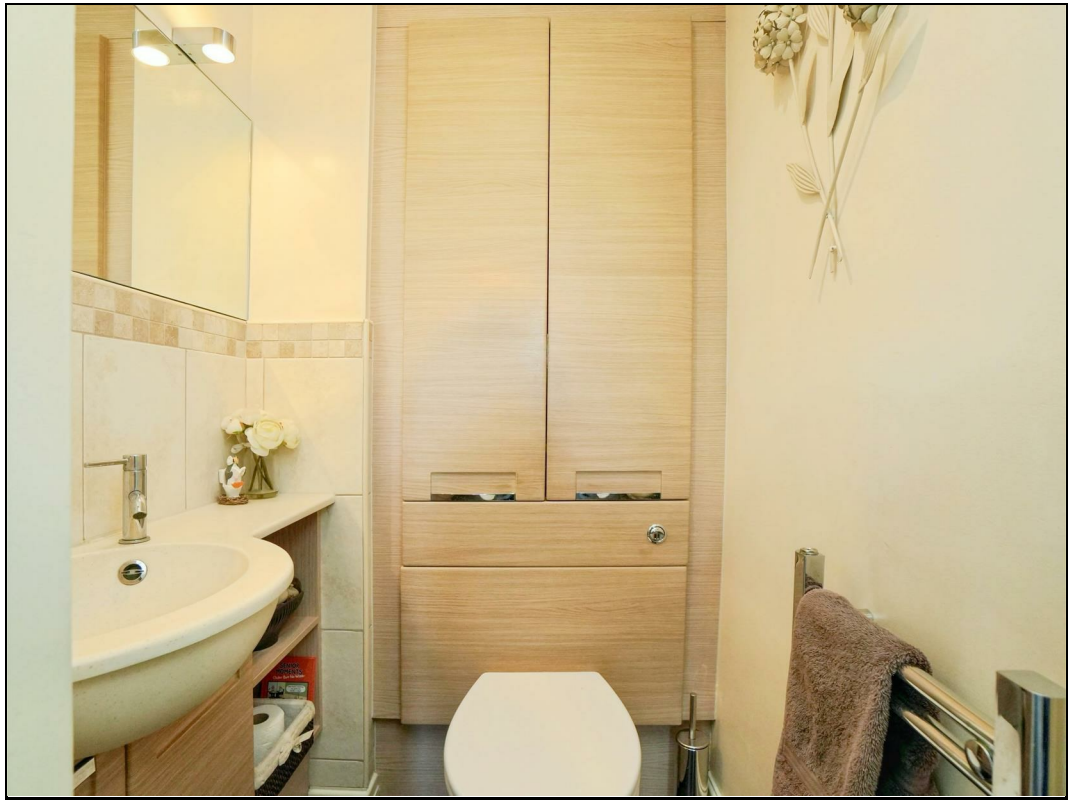




























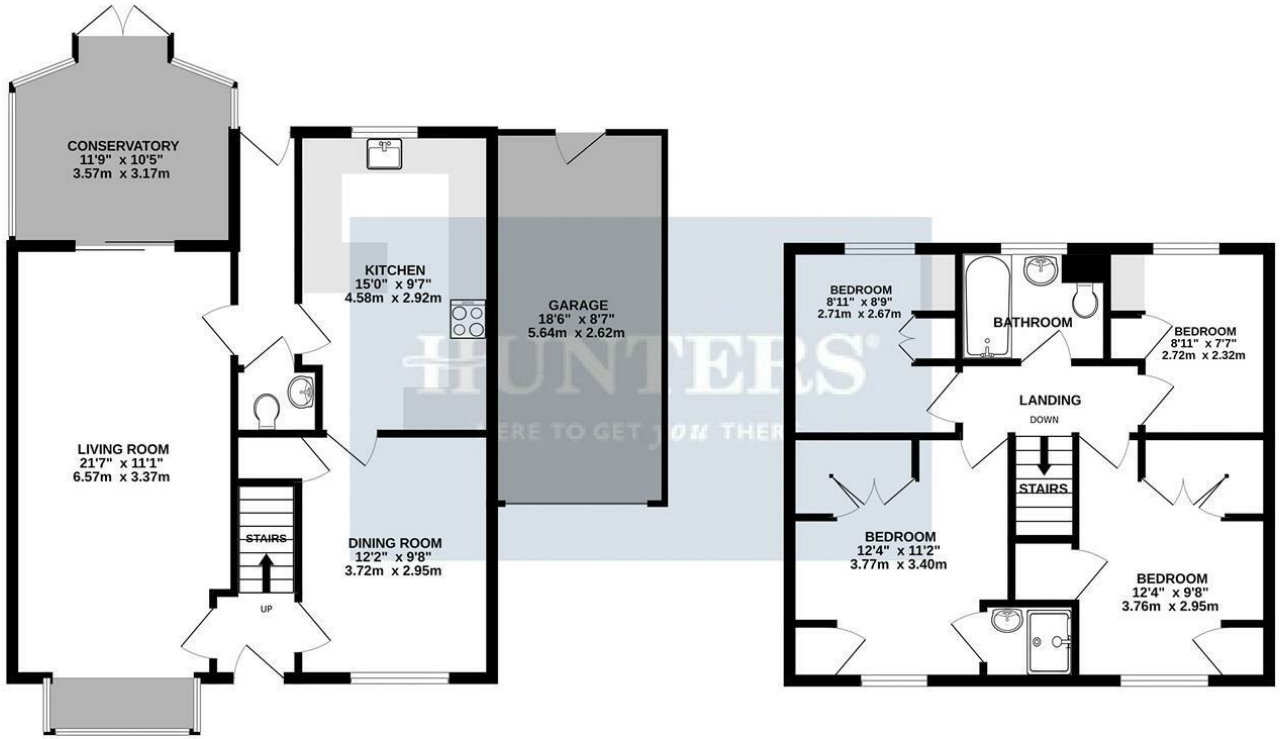






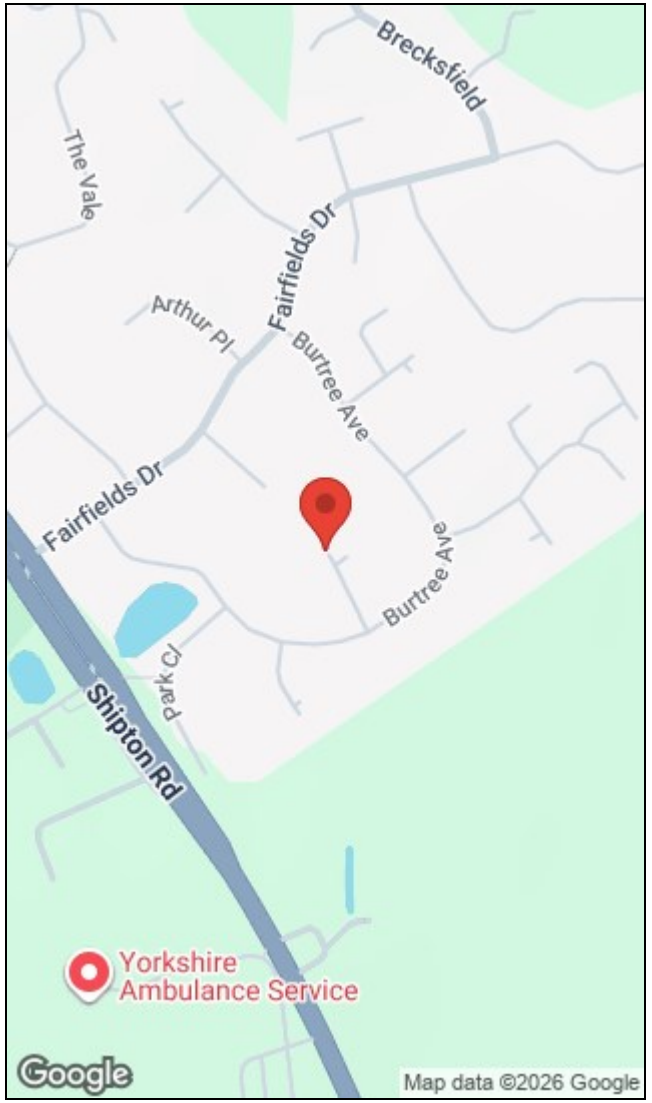
GROUND FLOOR
587 sq.ft. (54.5 sq.m.) approx.

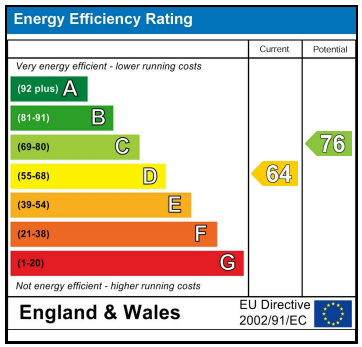
1ST FLOOR
511 sq.ft. (47.5 sq.m.) approx.



TOTAL FLOOR AREA : 1098 sq.ft. (102.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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35 The Village, Wigginton, North Yorks, YO32 2PR I 01904 750555
ian.dunlop@hunters.com I www.hunters.com

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