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# Brecksfield Skelton, York YO30 1YF

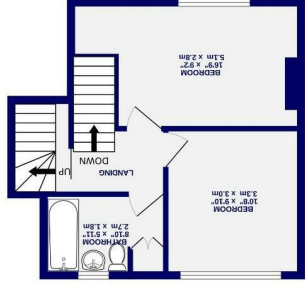
Freehold  
Council Tax Band - B

- Mid Townhouse
- Two Double Bedrooms & Loft Space
- First Floor Bathroom
- Popular Village Setting
- Potential For Off Street Parking
- Gas Central Heating
- South-West Facing Rear Garden
- No Onward Chain
- Generous Plot
- EPC D

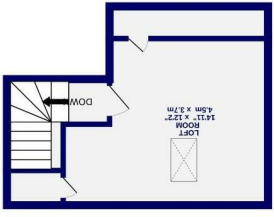
While every attempt has been made to ensure the accuracy of the floorplan, measurements of rooms and any other areas are approximate. It is advised to take measurements and verify the accuracy of the floorplan. The floor area and no responsibility is taken for any error, omission or mis-statement. The data is for illustrative purposes only and should be used as a guide only. The vendor, the agent, the agent's employees and appliances shown have not been tested and no guarantee as to their operation. Made with Metropix ©2025



GROUND FLOOR  
363 sq.ft. (33.7 sq.m.) approx.



1ST FLOOR  
371 sq.ft. (34.4 sq.m.) approx.



2ND FLOOR  
235 sq.ft. (21.9 sq.m.) approx.



Brecksfield  
Skelton, York  
YO30 1YF

£250,000



Located in the popular residential area of Skelton, just to the north of York and beyond the outer ring road, this much-loved home offers generous accommodation and sits within a good-sized plot with potential for future extension, subject to the relevant consents. Offered with no onward chain, it presents an excellent opportunity for first-time buyers or those looking for a home they can grow into.

The property opens into a welcoming entrance hall leading through to a spacious living room positioned at the front of the house, enjoying plenty of natural light from a large bay window. To the rear, the kitchen diner provides a practical and sociable space, fitted with a range of wall and base units offering ample storage and worktop space, and with access through to a useful utility room.

On the first floor are two well-proportioned double bedrooms alongside a three-piece family bathroom. Stairs lead up to a fully boarded loft room, complete with heating, power and a Velux window, offering valuable additional space suitable for a variety of uses.

Externally, the rear garden benefits from a sought-after south-west facing aspect and enjoys a private outlook. It is thoughtfully arranged with a mix of lawn, patio seating areas, established planting and rockery features, all enclosed by fencing and hedging. To the front, there is a further garden area with a pathway leading to the road.

Sure to be popular, early viewing is highly recommended to appreciate the space, setting and potential this home has to offer.

Council Tax Band B

