

- Freehold
Council Tax Band - B

363 sq. ft. (337 sq.m.) approx.

GROUND FLOOR

The ground floor plan shows a large living room (15'0" x 23'0") with a fireplace and a bay window, a kitchen (10'0" x 11'0") with a sink, stove, and refrigerator, a utility room (4'0" x 2'0"), and a bathroom (4'0" x 2'0"). A central hallway leads to a staircase with 'UP' and 'DOWN' directions.

371 sq. ft. (344 sq.m.) approx.

1ST FLOOR

The 1st floor plan features three bedrooms: a master bedroom (12'0" x 12'0") with an en-suite bathroom (5'0" x 7'0"), a second bedroom (10'0" x 12'0"), and a third bedroom (10'0" x 12'0"). There is a central landing with stairs leading 'UP' and 'DOWN', a utility room (4'0" x 2'0"), and a bathroom (4'0" x 2'0").

235 sq. ft. (21.9 sq.m.) approx.

2ND FLOOR

The 2nd floor plan includes a large loft (16'11" x 12'7") with a bay window, a bathroom (4'0" x 2'0"), and a staircase with 'UP' and 'DOWN' directions.

White every attempt has been made to ensure the accuracy of the floorplan, measurements of rooms and any other areas are approximate. It is included in this plan for the purchaser's use only and is not to be used as a basis for any contract or agreement. The purchaser should be satisfied by any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as a guide only. No guarantee is given for the accuracy, systems and appliances shown have not been installed and no guarantee is given for their operation.

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TOTAL FLOOR AREA : 969 sq. ft. (90.0 sq.m.) approx.



Brecksfield
Skelton, York
YO30 1YF

£260,000

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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.

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