



Brecksfield Skelton, York YO30 1YE

Freehold
Council Tax Band - B

- Period Semi Detached House
- Three Bedrooms
- Well Presented
- Private Front & Rear Garden
- Detached Garage & Driveway
- Sough After Location
- EPC D



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Offers Over £325,000

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Occupying a generous corner plot in a leafy, tree-lined setting, this well-proportioned three-bedroom semi-detached home offers spacious accommodation ideal for growing families, just moments from the village primary school and within easy reach of York city centre.

Set back from the road behind a deep grass verge and mature hedging, the property enjoys a private and peaceful position in the heart of this popular village to the north-west of York.

The house is entered via a welcoming hallway from the side, with a ground floor WC and a separate utility room with window to the front. The kitchen is a bright, dual-aspect space fitted with a tasteful range of wall and base units, tiled splashbacks, and stone-effect laminate worktops, with space for a range cooker and washing machine.

To the rear of the property, a spacious through lounge and dining area enjoys views over the garden. French doors from the dining room open into a generously sized, double-glazed conservatory, an ideal additional living space with direct access to the rear garden.

Upstairs, the property offers three well-proportioned double bedrooms, two of which benefit from dual-aspect windows, creating light and airy rooms. The modern family shower room features fitted cabinetry and could be reconfigured to accommodate a full-size bath if required. There is useful built-in storage on the landing and access to the attic which is boarded and with a pull down ladder fitted to enable access through a large hatch.

Externally, the property is surrounded by well-maintained lawned gardens to three sides, offering a superb outdoor space with excellent potential. A driveway provides off-street parking and leads to a detached garage.

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