

Mulberry Vale, Skipwith, Selby

£475,000

Stephensons
estate agents & chartered surveyors

Mulberry Vale, Selby YO8 5TA

Est. 1871

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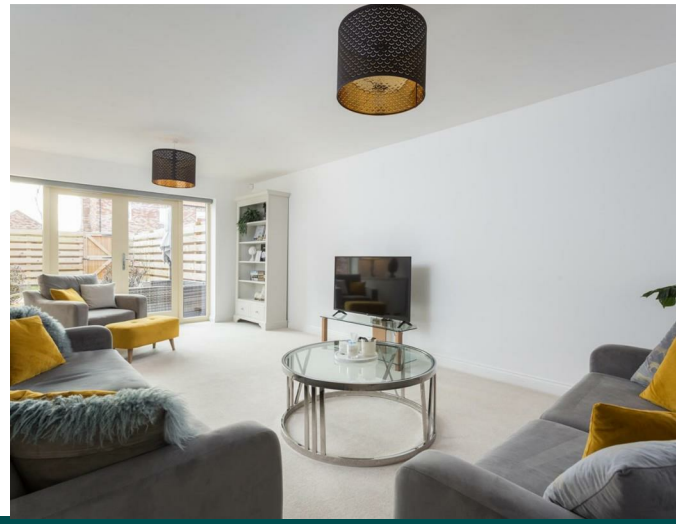
A modern terraced barn conversion built in 2020 overlooking The Green and offering substantial family living accommodation with a high specification finish. The property benefits from having no forward chain.



An excellent opportunity for both young and established families to acquire this beautifully designed and impeccably presented three-bedroom barn conversion, enjoying an enviable position overlooking the village green in one of York's most sought-after village locations. The property is situated just a five-minute walk from Skipwith Common National Nature Reserve, which extends to approximately 680 acres of protected heathland and woodland.





The accommodation is entered via a welcoming reception hall featuring a built-in double-fronted cloaks cupboard, staircase to the first-floor accommodation, and a useful understairs storage cupboard.

The principal reception room is a spacious through lounge, enhanced by French doors opening onto the garden and benefitting from a television aerial point and independent thermostatic controls.

Undoubtedly the focal point of the home is the impressive open-plan breakfast kitchen, thoughtfully designed and finished to an

Tenure: Freehold
Services/Utilities: LPG, Electricity, Water and Mains Drainage are understood to be connected
Broadband Coverage: Up to 1000* Mbps download speed
EPC Rating: 80 (C)
Council Tax: North Yorkshire Council Band E
Current Planning Permission: No current valid planning permissions
Imagery Disclaimer: Some photographs and videos within these sales particulars may have been digitally enhanced or edited for marketing purposes. They are intended to provide a general representation of the property and should not be relied upon as an exact depiction.

Viewings: Strictly via the selling agent – Stephensons Estate Agents – 01757 706707

*Download speeds vary by broadband providers so please check with them before purchasing.











exceptional standard. The kitchen features a bespoke range of fitted base units complemented by Quartz work surfaces, incorporating a central island with breakfast bar and inset sink. A matching range of wall-mounted storage cupboards with Quartz splashbacks provides ample storage space.

Included within the sale is a floor-mounted electric range cooker with brushed stainless-steel extractor canopy, together with an integrated dishwasher, wine fridge, fridge and freezer. A purpose-built floor-to-ceiling pantry cupboard further enhances the practicality of the space.

The kitchen and living area benefit from tiled flooring throughout, a television point and French doors opening directly onto the garden.

Located off the kitchen is a useful utility room fitted with additional storage units, an inset sink and plumbing for a washing machine. The ground floor accommodation is completed by a cloakroom comprising a low-level WC and wash hand basin.

To the first floor, the landing provides access to all accommodation, including an impressive principal bedroom suite with walk-in dressing area and twin double-fronted wardrobes. The en-suite shower room is fitted with a low-level WC, vanity wash hand basin and walk-in shower enclosure with tiled surrounds, glazed screens and integrated toiletry shelving.

There are two further generously proportioned double bedrooms.

Completing the first-floor accommodation is a beautifully appointed family bathroom featuring a low-level WC, vanity wash hand basin and elegant roll-top bath with central mixer taps and shower attachment. A separate walk-in shower enclosure incorporates a waterfall shower and dedicated drying area, complemented by full-height tiling and integrated toiletry shelving. The bathroom further benefits from twin double-glazed Velux roof windows, recessed ceiling lighting and extractor











ventilation.

Occupying a prominent position overlooking the village green and pond, the property forms part of the exclusive Mulberry Vale development, completed in 2020.

Vehicular access is provided directly from Mulberry Vale to a private parking bay, in addition to a separate hardstanding and carport which are included within the property's title.

Externally, the property enjoys a private and enclosed garden, extensively flagged to provide excellent outdoor entertaining space. A shaped lawn and established herbaceous borders create an attractive setting, while fenced and walled boundaries provide privacy and security.

Skipwith is home to the award-winning Drovers Arms public house, located within a short walk of the property, and benefits from a regular bus service providing convenient access to York city centre.

Offering a superb combination of character, contemporary styling and village living, this exceptional home is sure to appeal to a wide range of purchasers, and early viewing is highly recommended.

In accordance with Anti-Money Laundering Regulations, we are required to carry out identity and anti-money laundering checks on all purchasers. A non-refundable fee of £30 + VAT (£36 including VAT) per purchaser is payable for these checks. The fee must be paid before we can issue a Memorandum of Sale to the solicitors and is non-refundable should the purchase subsequently not proceed.





Est. 1871





Stephensons

estate agents & chartered surveyors

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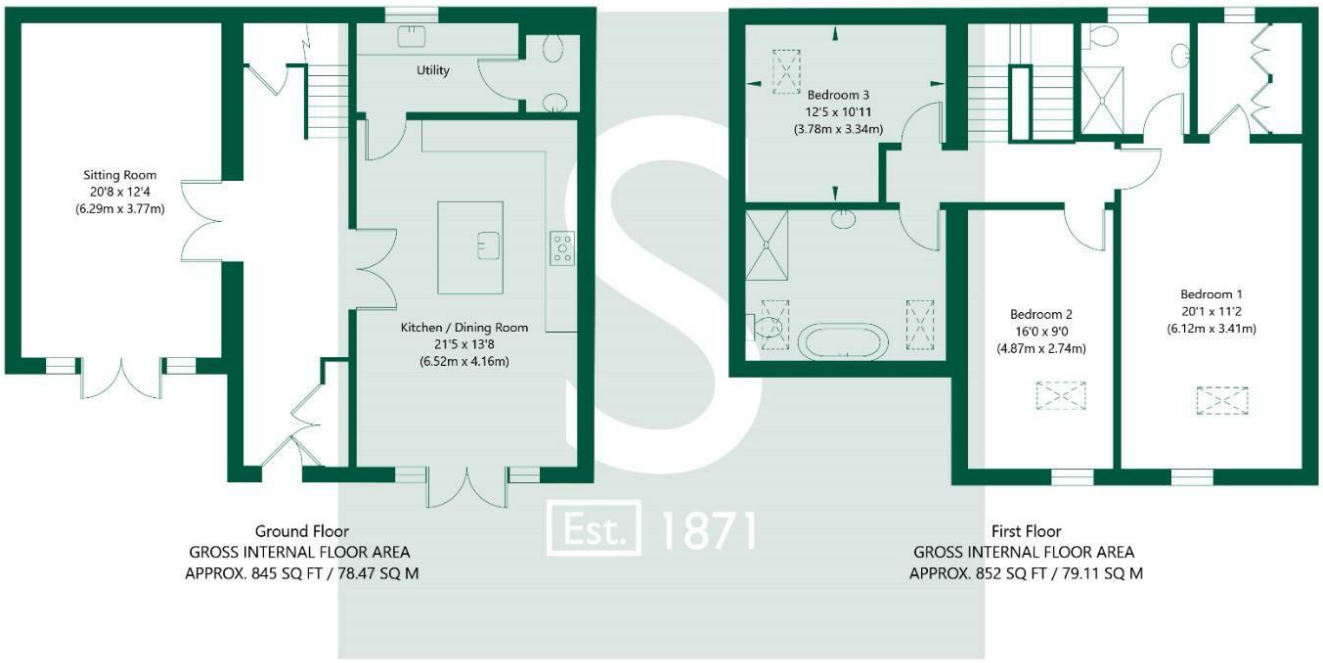

Ground Floor
GROSS INTERNAL FLOOR AREA
APPROX. 845 SQ FT / 78.47 SQ M

First Floor
GROSS INTERNAL FLOOR AREA
APPROX. 852 SQ FT / 79.11 SQ M

NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 1697 SQ FT / 157.58 SQ M
All Measurements and fixtures including doors and windows are approximate and should be independently verified.
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