



HUDSON
MOODY

25 Pasture Close, Skelton, York YO30 1GZ

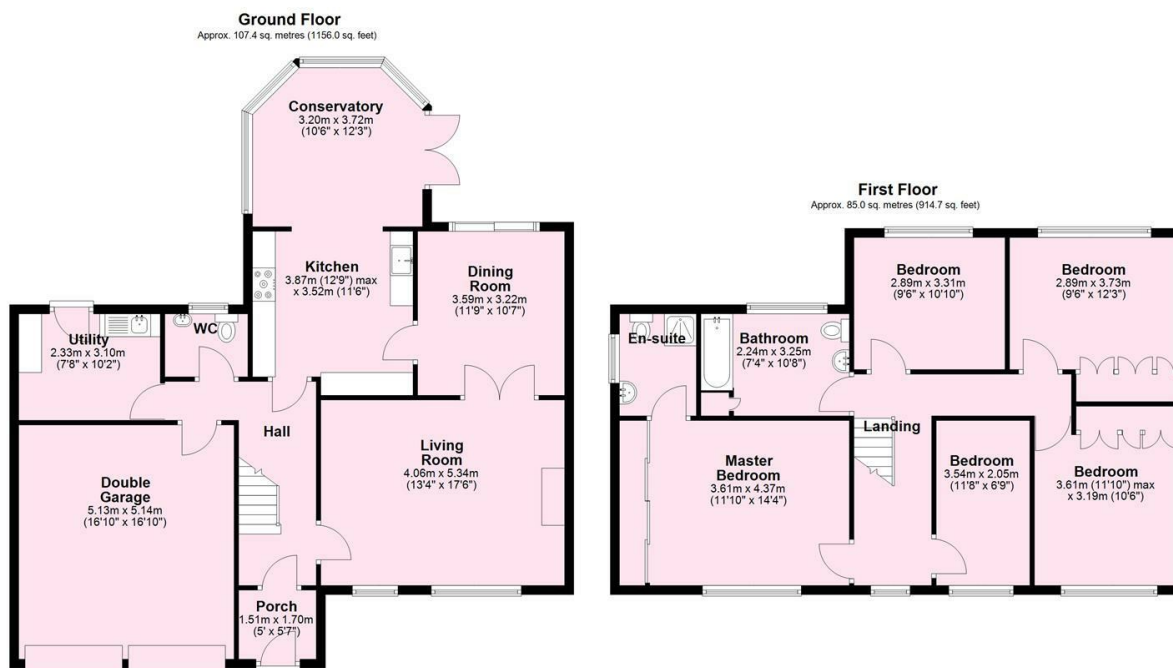
A substantial five bedroom detached family home, tucked away in a quiet cul-de-sac location, with immediate access to the village green, in the highly regarded village of Skelton, to the North of York. With village amenities on the door step, the property is conveniently placed for the outer ring road, the retail parks, York City Centre and the market town of Easingwold.

- Substantial Family Home
- Two Reception Rooms
- Kitchen Opening To Garden Room
- Off-Road Parking For 4 Cars & Double Garage
- Enclosed Rear Garden
- Sought After Cul-De-Sac Location
- Immediate Access To Village Green
- Five Generous Bedrooms
- Spacious Utility Room
- Conveniently Placed For The Outer Ring Road, York City Centre & The Market Town of Easingwold

Guide Price £625,000

Tenure: Freehold

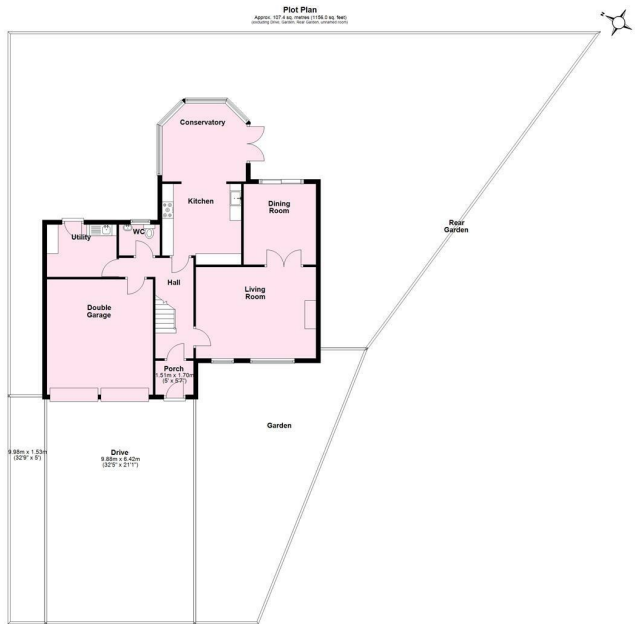
Council Tax Band: F



Total area: approx. 192.4 sq. metres (2070.7 sq. feet)
 Not to scale for illustrative purposes only. Approximate gross internal floor area. (Excluding stables and eave storage). All measurements and fixtures including doors and windows are approximate and should be independently verified.
 Plan produced using PlanUp.

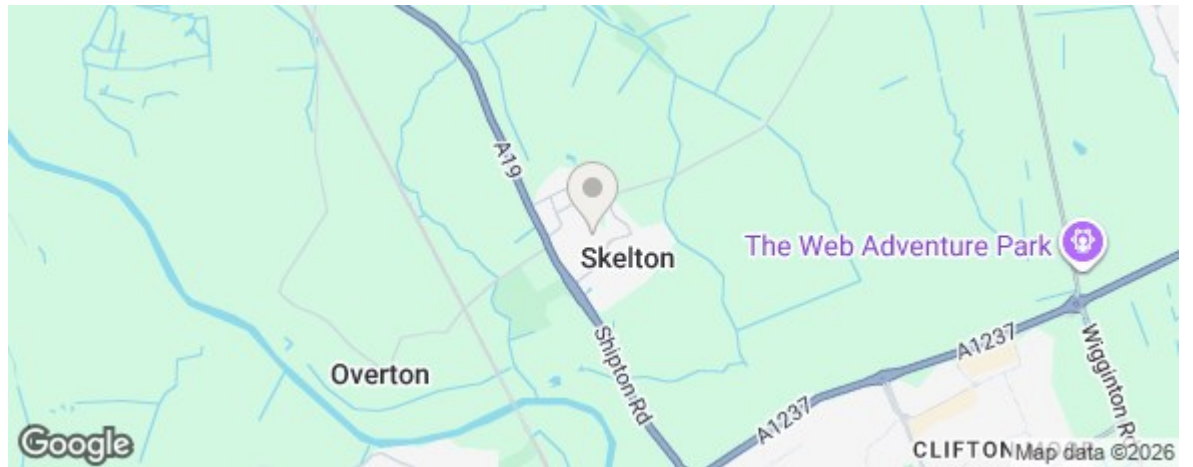






Total area: approx. 107.4 sq. metres (1156.0 sq. feet)
 Note: Scale for illustration purposes only. Approximate gross internal floor area. Excluding utility and/or storage. All measurements and details including doors and windows are approximate and should be independently verified. Plans produced using PlanIt.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		60	67
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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IMPORTANT NOTICE

1. These particulars have been prepared as accurately and as reliably as possible, but should not be relied upon as 'statement of fact'. If there is any point which is of particular importance to you, please contact the office and we would be pleased to check the information. Please do so particularly if contemplating travelling some distance to view the property.
2. We have not tested any services, appliances, equipment or facilities and nothing in these particulars should be deemed to be a statement that they are in good working order, or that the property is in good structural condition or otherwise.
3. Any areas, measurements, floor plans or distances referred to are given as a guide only and are not precise.
4. Purchasers must satisfy themselves by inspection or by otherwise regarding the items mentioned above and as to the correctness of each of the statements contained in these particulars.
5. No person in the employment of Hudson Moody has any authority to make or give any representation or warranty whatsoever in relation to this property or these particulars nor enter into any contract relating to the property on behalf of the vendor.
6. All buyers are asked to complete an online AML check through HIPLA, at their own expense, at the time of their offer to purchase a property being accepted and before the Memorandum of Sale can be issued.

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