## Moorlands Road, Skelton, York

£650,000

Stephensons
estate agents & chartered surveyors

# Moorlands Road, York YO30 1XZ

Est. 1871

£650,000

Occupying an enviable third of an acre plot, this substantially extended semi-detached home has been renovated to an exceptional standard to accommodate modern family living, and is offered to the market with no onward chain.

Set back from the road behind double gates and generous driveway parking, this substantial and thoughtfully extended home offers over 1,800 sq ft of beautifully arranged living space, complemented by a superb south-facing garden and a separate annexe.

The true centrepiece of the house is the remarkable open-plan kitchen, dining and sitting space; an area that immediately sets this home apart. Cleverly extended and reconfigured, it delivers an exceptional sense of volume and light, with vaulted ceilings, skylights and expansive glazing drawing the outside in. The bespoke kitchen is finished with elegant marble worktops, a pantry cupboard and breakfast bar, flowing effortlessly into a generous dining area and striking living space beyond. A log-burning stove and solid wood flooring add warmth and texture, balancing the scale of the room with a feeling of comfort. It is a space designed not just for cooking and dining, but for gathering, relaxing and everyday family life.

From the central hallway are three well-proportioned ground floor bedrooms, served by a stylish family bathroom. A large utility and drying room provides excellent practicality, complete with its own side access and staircase leading to the first floor.

Upstairs, the principal suite has been specifically designed with hotel comfort and luxury in mind. Beautifully arranged, it incorporates a dressing room and an open-plan en-suite with freestanding bath and

Tenure: Freehold
Broadband Coverage: Up to 1000* Mbps download speed
EPC Rating: C - 73
Council Tax: D - City of York
Current Planning Permission: No current 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.

*Broadband speeds are predicted based on the address entered. You should check with broadband suppliers in your area to confirm your maximum speed available.

separate shower, creating a calm and indulgent retreat. Glazed doors open onto a Juliette balcony overlooking the garden.

The separate garden annexe adds another layer of flexibility, incorporating a bedroom with en-suite and a dedicated home office. Whether for guests, multi-generational living or working from home, it provides valuable independent space without compromising the main house.

Externally, the south-facing garden is a standout feature. A generous patio leads onto an expansive lawn with mature planting, established boundaries and a wonderful sense of privacy. It is a garden that feels both peaceful and substantial, ideal for entertaining, children's play or simply enjoying the open outlook.

Moorlands Road sits within the popular village of Skelton, just north of York. The village offers a strong sense of community along with everyday amenities including a well-regarded primary school, local shops, a post office and traditional village pub. There are regular bus routes into York city centre, while the nearby outer ring road provides convenient access towards Clifton Moor retail park, the A19 and wider commuter routes. Open countryside walks are also close at hand, giving the area an appealing balance of village character and city connectivity.

Offered with no onward chain, this is a rare opportunity to acquire a spacious, versatile and beautifully extended family home in one of York's most sought-after village settings.

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.

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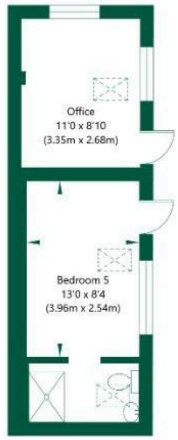
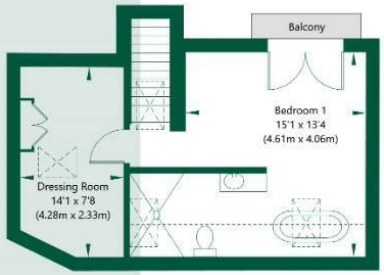



Annex Ground Floor
GROSS INTERNAL FLOOR AREA
APPROX. 252 SQ FT / 23.44 SQ M

Ground Floor
GROSS INTERNAL FLOOR AREA
APPROX. 1391 SQ FT / 129.22 SQ M




First Floor
GROSS INTERNAL FLOOR AREA
APPROX. 381 SQ FT / 35.35 SQ M

NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 2024 SQ FT / 188.01 SQ M
All measurements and fixtures including doors and windows are approximate and should be independently verified.
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