



The Rowans , Skipwith

£425,000

- Generously Sized Bungalow
- Lounge
- Boarded Loft Space with Windows
- EER 36 (F)
- Set In Approx 0.4 Acre
- Kitchen
- Oil CH, Double Glazed Windows
- 2 Large Double Bedrooms
- Bathroom/wc
- Delightful Location

Unexpectedly back to the open market

An exciting and rare prospect to extend and remodel this already generously sized bungalow set within grounds of 0.4 acres on the doorstep of Skipwith Common.

The Rowans offers around 1,500 sq.ft of internal living space coupled with a detached garage and extensive surrounding gardens. The property does require a programme of renovation works, although is a near perfect opportunity for significant expansion and reconfiguration for those in particular looking to create an individual home.

Inside, the property comprises 2 large double bedrooms, kitchen and lounge along with a garden room to the rear elevation. The bathroom sits between the bedrooms and comprises a shower, vanity hand wash basin and low flush wc.

Each room has a double glazed casement window and a central heating radiator. The loft has been boarded out and converted to form a living space. There is a window to the front and rear elevation with further scope to create more bedrooms.

The property currently benefits further from oil central heating, double glazed windows and is crucially offered for sale with no onward chain.

Skipwith Village has long appealed to those looking to relocate from York to the country for more space and improved quality of life. The village offers both excitement and tranquillity, balancing glorious scenery neighbouring Skipwith Common, well known for its pleasant countryside walks.

With its village green, excellent gastro pub, Church and village hall, it really is the idyllic slice of countryside community life you have been looking for. With Skipwith Common being a National Nature Reserve with some 660 acres, there are plenty of trails to explore and stunning wildlife to spot, with wild ponies and highland cattle roaming freely.

The property represents an exhilarating chance to re-design this home into something special and set within the most beautiful grounds immediately next door to the Common.

All viewings are strictly via appointment only.

EER- 36 (F)

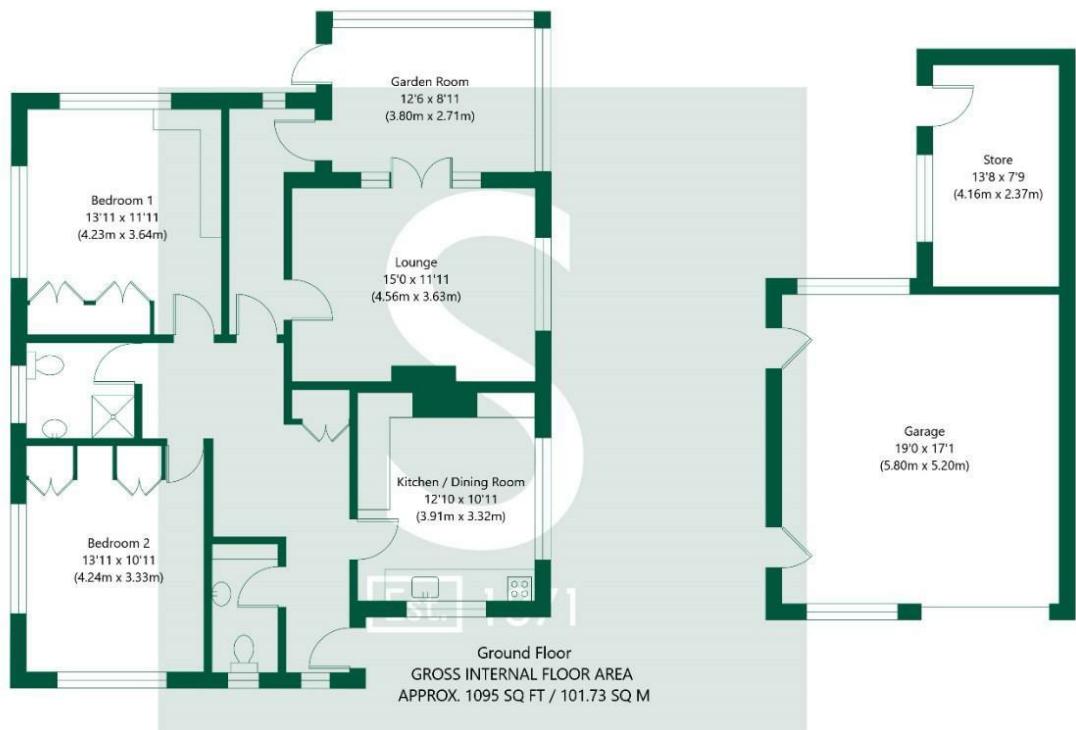
Tenure - Freehold

Council Tax - Selby Council Band - E

Although these particulars are thought to be materially correct their accuracy cannot be guaranteed and they do not form part of any contract.

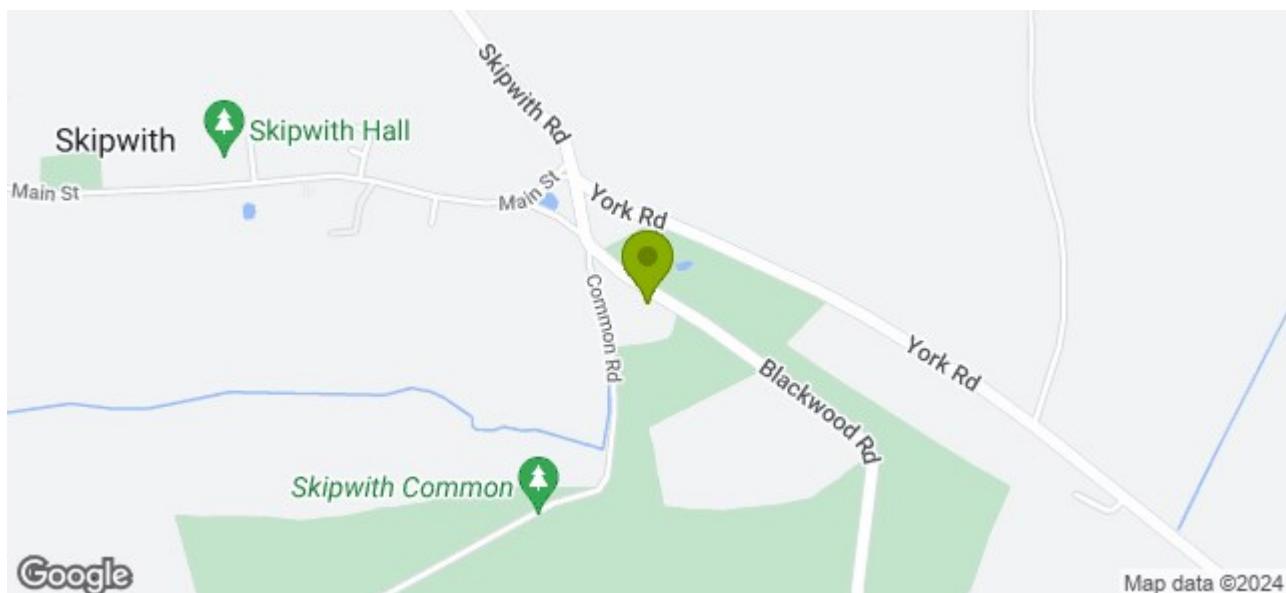






NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY

APPROXIMATE GROSS INTERNAL FLOOR AREA 1529 SQ FT / 142.08 SQ M - (Excluding Garage and Store)
All Measurements and fixtures including doors and windows are approximate and should be independently verified.
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