



Moorlands Road, Skelton, York

£650,000

**Stephensons**  
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Est. 1871

Moorlands Road,  
York YO30 1XZ

£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.

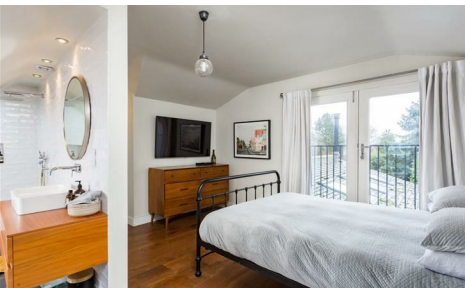
From the central hallway are three well-proportioned ground floor bedrooms, served by a stylish family bathroom. A large utility and drying room provides excellent practicality,



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

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\*Broadband speeds are predicted based on the  
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broadband suppliers in your area to confirm your  
maximum speed available.



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 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.

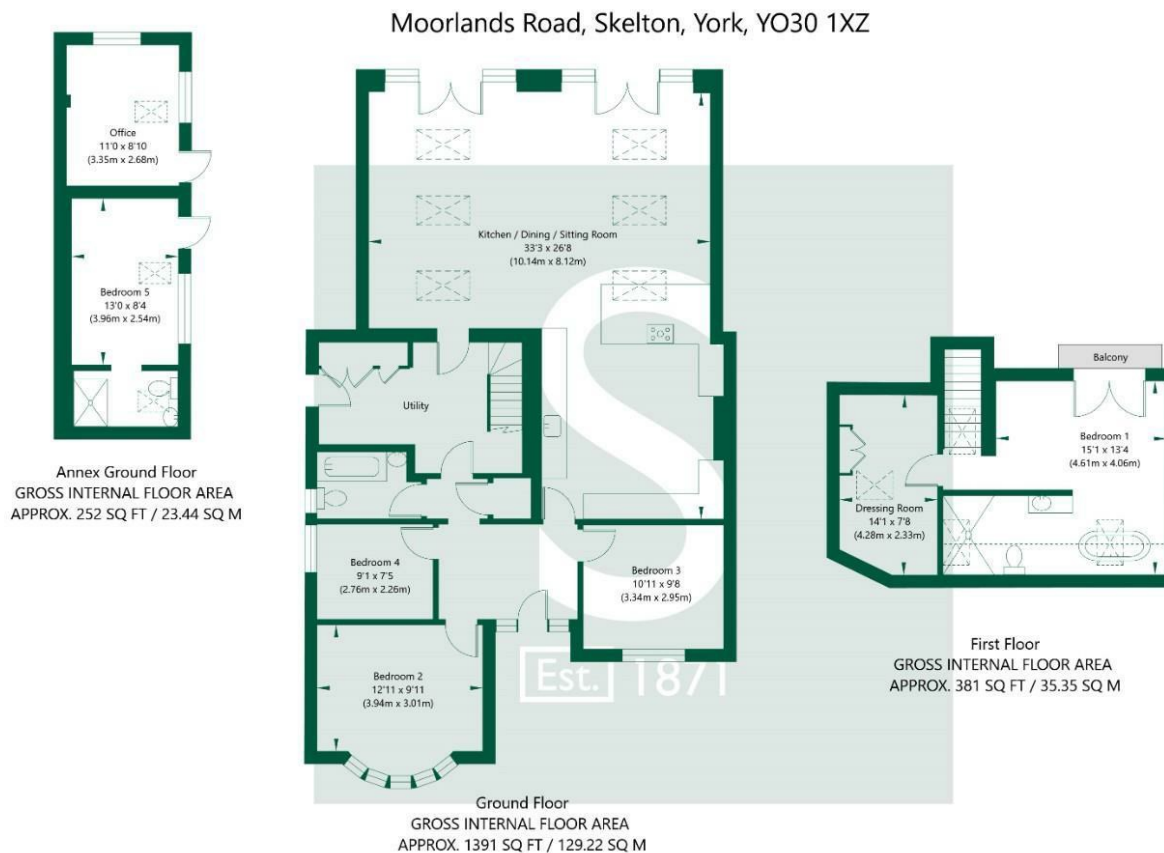
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 APPROXIMATE GROSS INTERNAL FLOOR AREA 2024 SQ FT / 188.01 SQ M  
 All measurements and fixtures including doors and windows are approximate and should be independently verified.  
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