



## Skipwith Road, Escrick, York Offers Over £325,000

Offering huge potential to upgrade and modernise, the property sits on a generous corner plot and boasts a lovely garden and garage. The home is located in the sought after village of Escrick, just seven miles South of York and is offered for sale with no forward chain.



Entered into a welcoming entrance hall, internal doors then lead into the downstairs accommodation and a carpeted staircase leads to the first floor.



To the front of the home sits a lounge with bay window to the front and a coal-effect fireplace. A spacious dining room sits to the rear and is currently set up as an additional sitting room with ample dining space, having a feature fireplace and large window overlooking the rear garden and allowing for an abundance of natural light.



The kitchen comprises a range of fitted wall and base units with stainless steel sink and mixer tap over, plenty of storage space and offering superb potential to modernise. Whilst the ground floor currently presents a traditional layout, it also offers buyers the opportunity to create an open plan living space and kitchen, even having the potential to extend at the rear, subject to planning.



The ground floor is completed with a WC and two useful stores, with a side door leading out of the property.



To the first floor are three good sized bedrooms, a family bathroom and separate WC. All of the rooms upstairs are bright, welcoming spaces, perfect for a family.

Externally, the home occupies a generous corner plot on Skipwith Road and enjoys a lovely wraparound garden. The garden is mainly laid to lawn, with surrounding mature shrubs and plants, a timber shed and glass greenhouse. A stone-flagged patio area offers the perfect place to enjoy al fresco dining in the warmer months. The property benefits from having a detached garage with access from the rear.



Escrick is a charming and sought-after village located just south of York, offering the perfect blend of rural life and convenient access to the city centre. Boasting excellent local amenities including a well-regarded primary school, village pub, and scenic walking routes, it's perfect for professionals and families alike.



Offering generous accommodation with superb potential to upgrade and modernise, with stunning outside space and located in a desirable village, within catchment area for Fulford High School, the property is sure to appeal to a range of buyers. Crucially, the home is offered for sale with no forward chain.

## Property Information

Tenure: Freehold

Services/Utilities: Oil Central Heating. All other mains services are connected.

Broadband Coverage: Up to 1000 Mbps download speed\*

EPC Rating: E - 50

Council Tax: C - Selby

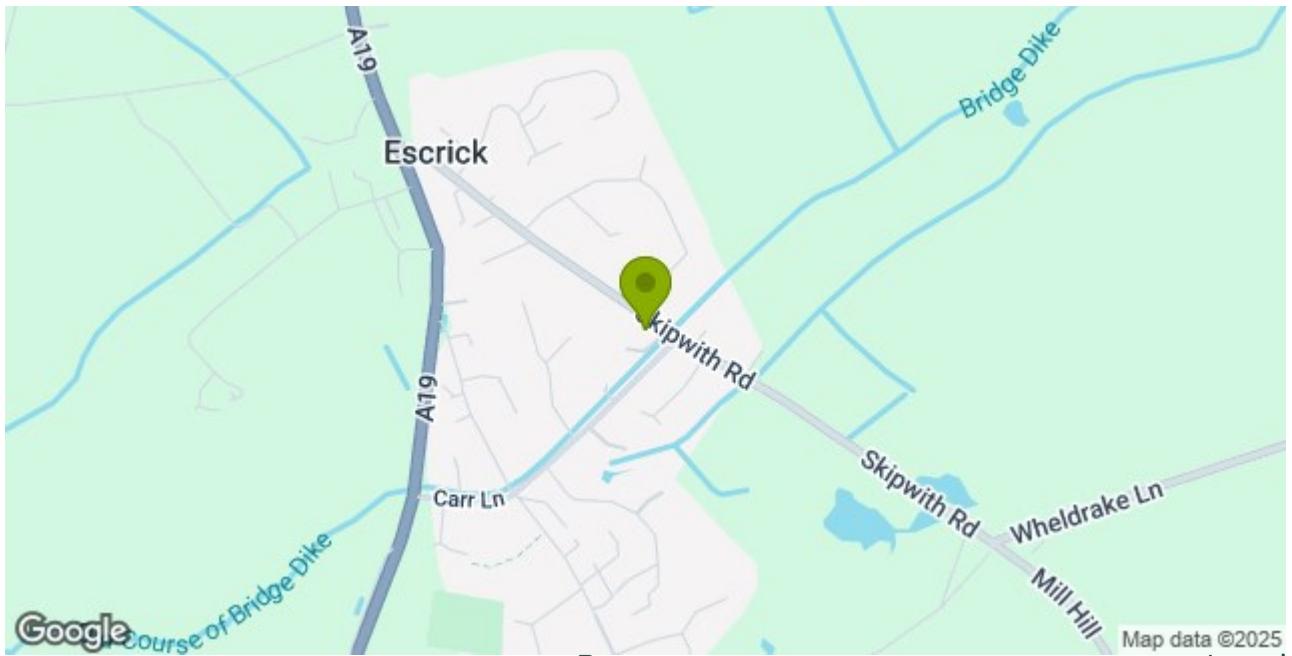
Current Planning Permission: No current planning permissions

Viewings: Strictly via the selling agent - Stephensons Estate Agents - 01904 625533

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



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
APPROXIMATE GROSS INTERNAL FLOOR AREA 1041 SQ FT / 96.67 SQ M - (Excluding Garage)  
All measurements and fixtures including doors and windows are approximate and should be independently verified.  
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