



## Church Wood Close, Skelton-On-Ure Asking Price £495,995

\*\*\*\* STUNNING LIVING KITCHEN \*\*\*\*

A superbly extended and modern 3 storey semi detached cottage, featuring a stunning living kitchen, in addition to a master bedroom suite and garage, set within the most sought after development in the heart of the village.



## Foreword

A modern semi-detached house set within the exclusive Church Wood Close development which has been significantly extended and improved in the recent past creating a substantial 3 storey, 4 bedroom family living accommodation. It is in the heart of one of the region's most sought after villages, having a very rural feel but being close to Ripon, Boroughbridge, and the A1. Skelton on Ure is next to the historic Newby Hall estate, and is due to benefit from the opening of a Montessori nursery and a village community pub.

## Accommodation

Internally, the property is entered at the front into a reception hall with staircase leading to the first floor accommodation, cove cornices and double radiator.

There is a downstairs cloakroom with a low flush w/c and bracketed hand wash basin. The cloakroom houses the grant central heating boiler and is equipped with a Vent-Axia extractor fan and radiator.

The principal reception room is a spacious lounge located at the front of the house with a television aerial point and double radiator and beamed ceiling.

Without doubt the feature room of the property is the open plan breakfast kitchen, extended in 2019, to the highest specification. The kitchen features a built-in range of base units to 3 sides with marble worktops and inset sink unit. There is an additional range of matching high level storage cupboards with marble upstands.

Included within the kitchen is a built-in Bosch electric oven and grill with separate 5 point induction hob unit with extractor canopy. There is an integrated dishwasher and washing machine, with a Kenwood American style fridge freezer unit available by separate negotiation.

There is a central serving island with breakfast bar in addition to a contemporary radiator, roof lantern and uPVC framed double glazed French doors leading out onto the rear garden beyond.

The first floor landing has a staircase leading to the second floor bedroom and includes a built-in linen cupboard and coved cornices.

Bedroom 1 is located at the rear of the house with bedroom 2 at the front. Both of which are spacious doubles with radiators and uPVC framed double glazed casement windows. Bedroom 3 is currently used as a working study with bookshelves and a radiator.

There is a modern house bathroom on the first floor which has a traditional 3 piece white suite with over bath shower. The bathroom also includes a strip light and shaving socket, extractor fan, recess ceiling down lighters and a heated towel rail.

The master bedroom is situated on the second floor having a walk-through dressing area with built-in wardrobe and radiator. The bedroom itself includes a double glazed Velux roof light and an ensuite shower room with a contemporary w/c, wash hand basin and walk-in shower cubicle with full height tiled splashbacks. The ensuite also has a heated towel rail, extractor fan and ceiling down lighters.

## To The Outside

The property is set on an ideal corner position within the development having an enclosed and private front garden which is laid to lawn with a gated access, flagged pathway and surrounding hedged walls and fenced lined boundaries. The front garden has a small apple tree and a herbaceous front border.

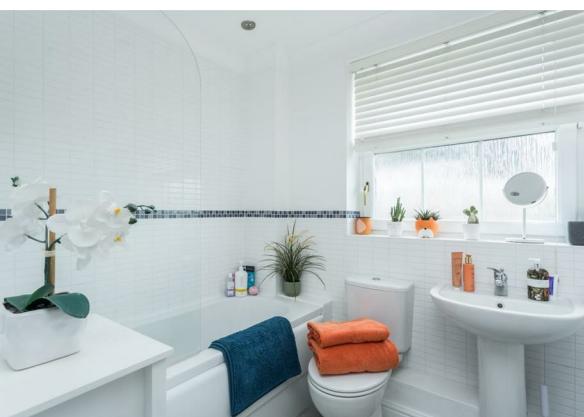
The property enjoys a delightful rear courtyard garden which is laid to artificial grass with feature raised graveled bed.

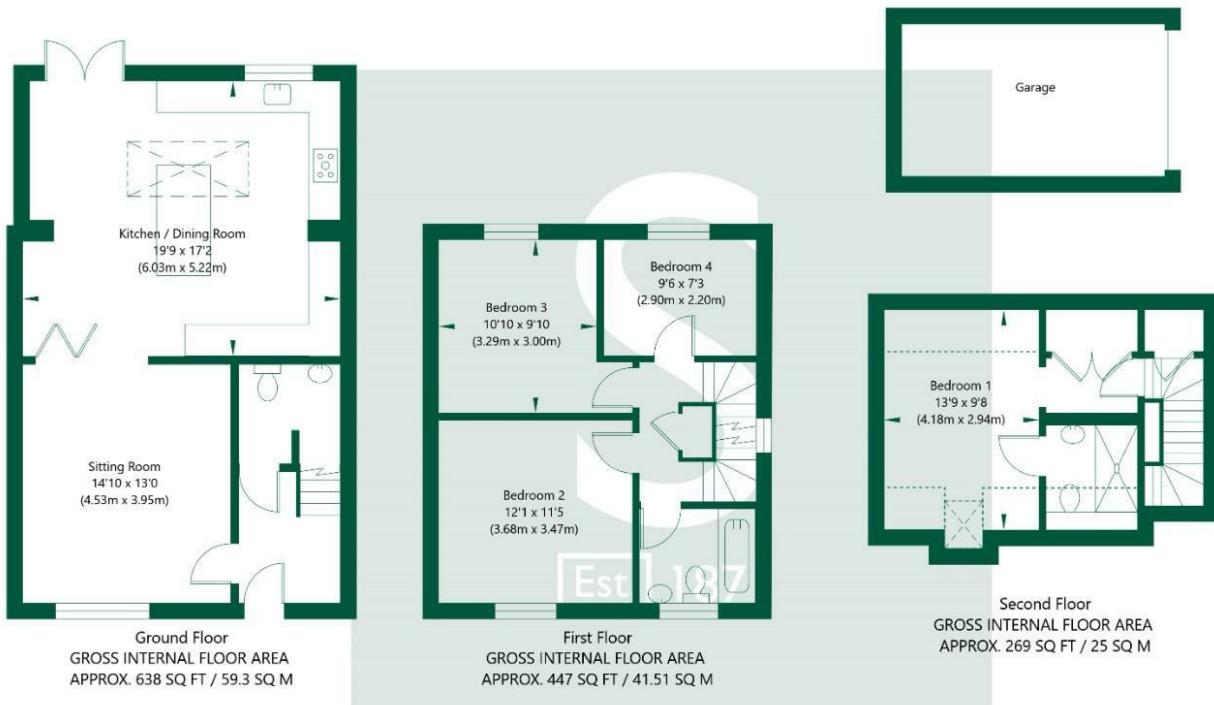
To the rear of the garage is a blocked paved hardstanding which provides off street parking for a motor vehicle in addition to a detached single garage with brick and tiled construction, up and over garage door, light and power.

There is no doubt that this property offers an ideal family opportunity, and an early inspection is strongly recommended.

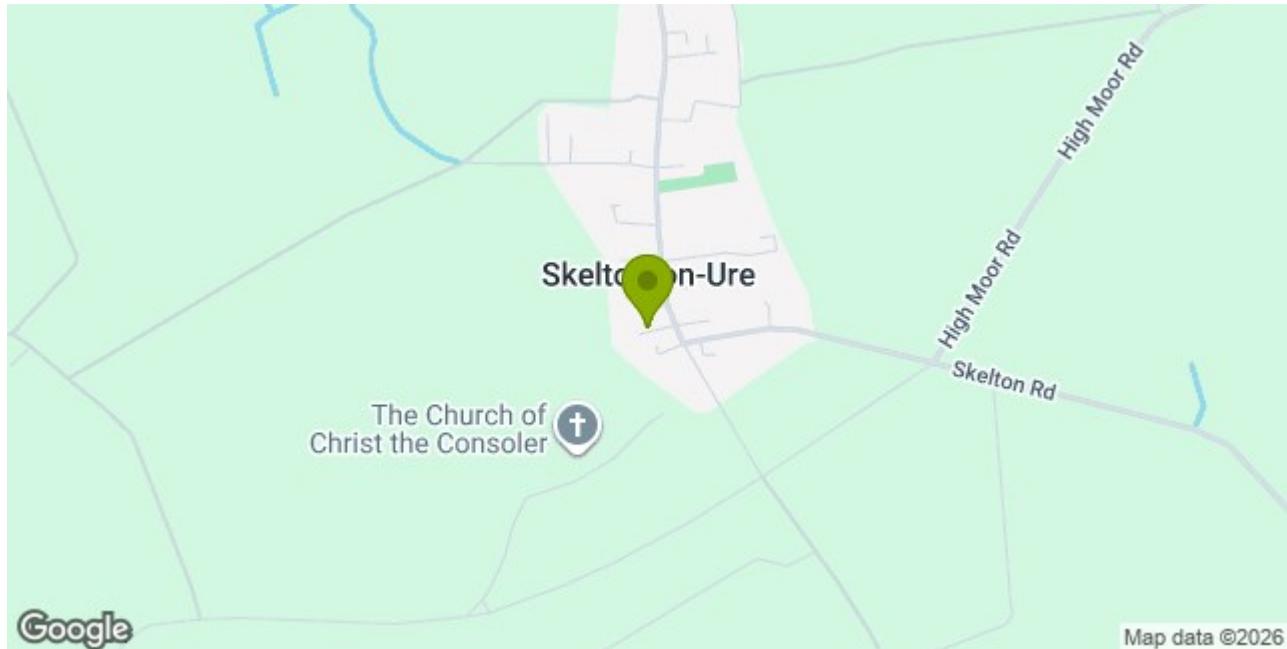
## Energy Efficiency

The property's current energy rating is C (75) and has the potential to be improved to an EPC rating of B (84).





NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
APPROXIMATE GROSS INTERNAL FLOOR AREA 1354 SQ FT / 125.81 SQ M - (Excluding Garage)  
All Measurements and fixtures including doors and windows are approximate and should be independently verified.  
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