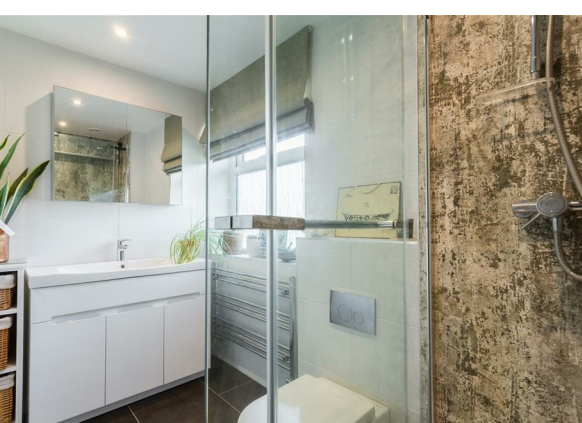
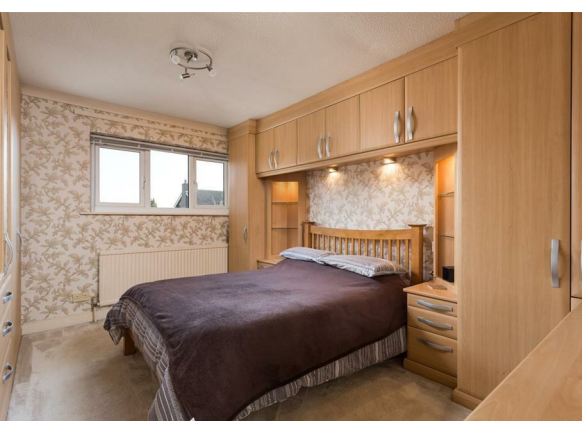




Park Close, Skelton, York £460,000

A spacious and thoughtfully extended detached home occupying this choice corner plot position with scope to further extend subject to necessary planning permission. The property offers four well-proportioned bedrooms ideal for family living and viewing is strongly recommended.



Property

The property is entered via a uPVC door leading into the central hallway which benefits from a useful storage cupboard ideal for hanging coats and storing shoes and a convenient, fully tiled downstairs WC with additional understairs storage space.

The sitting room is accessed off the central hallway and is spacious in size with two windows to the front elevation allowing light to flow into the room. There is a feature gas fireplace which acts as the focal point of the room.

The kitchen is modern in design with a combination of base and wall storage units and a number of integrated Bosch appliances including oven, grill, 4 ring induction hob and dishwasher. The kitchen has tiled splashbacks with timber preparation surfaces incorporating a 1 & 1/2 sink with drying area. There is also space for an American style fridge/freezer.

Through the kitchen is a useful utility room with additional sink & drying area. The utility has space for washing provisions as well as being home to the Vaillant gas boiler and having additional storage space.

The dining room can be accessed from either the central hallway or the kitchen and is of a generous size with aluminium bi-folding doors leading through into the conservatory which enjoys pleasant views of the rear garden and has an access door into the utility & out to the garden.

A turned staircase from the central hallway leads up to the first floor landing which has a uPVC window allowing for a light airy feel. Accessed off the landing are four, well-proportioned bedrooms and the house shower room.

Bedroom one is a substantial double with ample fitted wardrobes and drawers as well as a wall-mounted mirror with lighting above. Bedrooms two and three are both double in size and bedroom four houses the airing cupboard & is used by the current vendors as a home office.

The shower room is fully tiled with a large walk-in shower cubicle, low flush WC, vanity hand wash basin and heated towel rail.

Outside

To the outside, the property sits on a substantial corner plot which offers scope to buyers to further extend the property subject to necessary planning permission and is sure to appeal to those with a keen interest in the outdoors & gardening.

The front & side gardens are both predominately laid to lawn with the side garden also having a landscaped patio area with well-maintained borders and a timber gazebo. The rear garden has been skilfully designed with a range of raised flower beds as well as a greenhouse and three useful timber storage sheds.

The property also has a large double brick built garage with two 'up and over' doors and power connected with ample off street parking on the tarmac drive immediately to the front of the garage.

The vendors also own land over the road of Park Close which is lawned with a variety of fruit trees offering pears, apples & plums.

The property has solar panels fitted to the roof.

It is therefore, as agents, that we strongly recommend an internal inspection to truly appreciate what this property has to offer.

Useful Information

Tenure: Freehold

Services/Utilities: Mains Gas, Electricity, Water and Sewerage are understood to be connected. Solar panels fitted to roof.

Broadband Coverage: Up to 76* Mbps download speed

EPC Rating: B

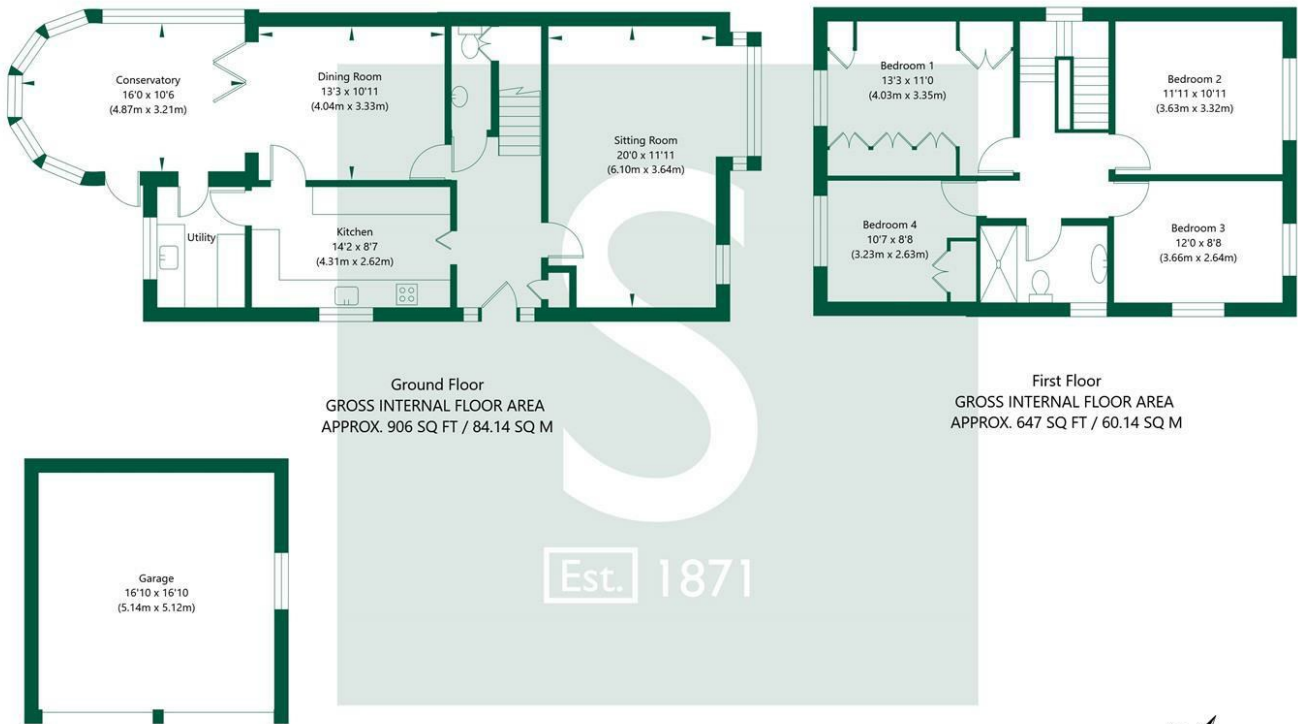
Council Tax: E - City of York

Current Planning Permission: No current valid planning permissions

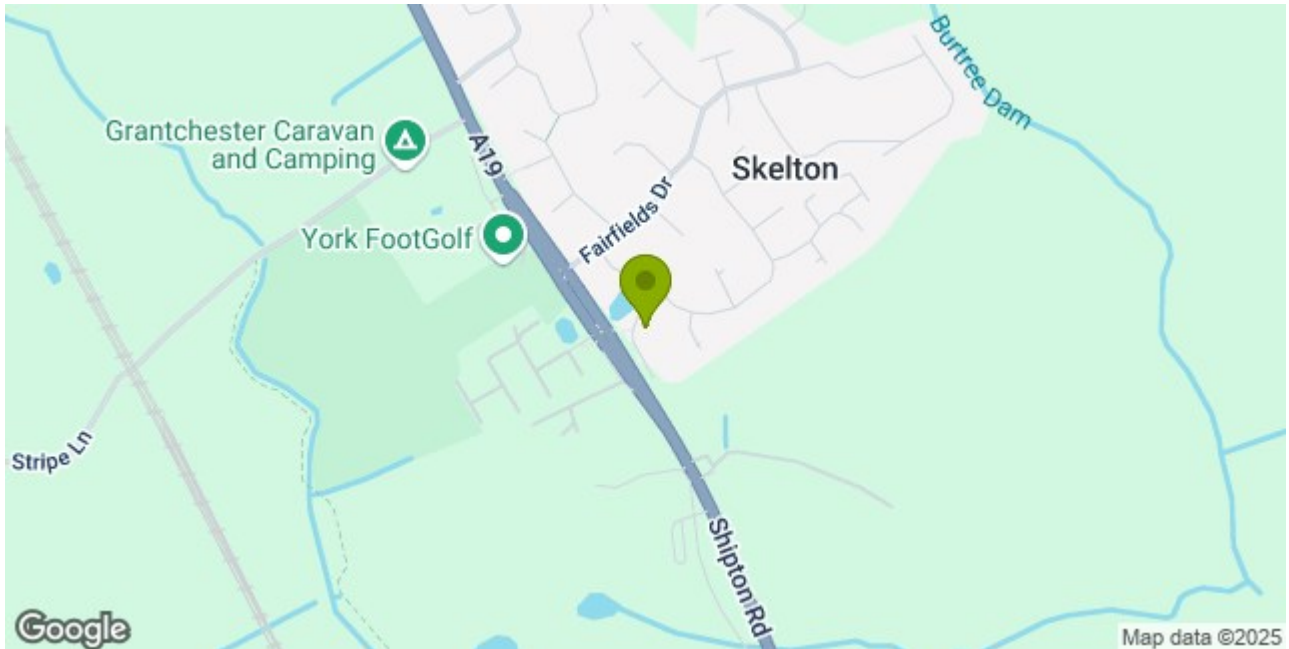
Viewings: Strictly via the selling agent – Stephenson's Estate Agents - 01904 809900

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

Park Close, Skelton, York, YO30 1YY



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 1553 SQ FT / 144.28 SQ M - (Excluding Garage)
All measurements and fixtures including doors and windows are approximate and should be independently verified.
www.exposurepropertymarketing.com © 2025



Stephensons

York	01904 625533
Knaresborough	01423 867700
Selby	01757 706707
Boroughbridge	01423 324324
Easingwold	01347 821145
York Auction Centre	01904 489731
Haxby	01904 809900

Partners

J F Stephenson MA (cantab) FRICS FAAV
I E Reynolds BSc (Est Man) FRICS
R E F Stephenson BSc (Est Man) MRICS FAAV
N J C Kay BA (Hons) pg dip MRICS
O J Newby MNAEA
J E Reynolds BA (Hons) MRICS
R L Cordingley BSc FRICS FAAV
J C Drewniak BA (Hons)

Associates

N Lawrence

