



5 Park Close, Skelton
York, North Yorkshire YO30 1YY

Guide Price £525,000


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Bishops Personal Agents bring to the market a immaculately presented, stylish four bedroom detached family home, situated in a cul-de-sac position, in the highly sought after village location of Skelton, well situated with easy access to both York and Easingwold. Also with a local shop, popular schools and the Clifton Moor shopping centre close at hand. This excellent property has been cherished by the current owner, boasting a magnificent kitchen/diner with not one but two islands, integral appliances, plus acoustic double glazing to the front and side aspects and a double garage. This house will be very appealing to a multitude of buyers, including professional couples, commuters, families and those looking to retire. The accommodation spread over two floors briefly comprises; The front entrance porch and double doors, leads us into the hallway and a staircase to the first floor. Doors lead to the reception rooms. To the front on the left, we find the study, ideal for those working from home or a child's playroom, then to the right the spacious living room, with quality bi folding doors leading to the dining area, perfect for dinner parties, with both skylights and French doors leading to the garden. Then onwards opening into the heart of the house, where we find the fabulous breakfast kitchen, fitted with a full range of modern units, two islands and full range of integrated appliances, bathed in natural sunlight from further sky lights and windows looking out over the garden. To further enhance the ground floor we also find a utility room and downstairs cloakroom. From the landing we find four bedrooms, the principal with built in wardrobes and an en-suite showeroom. The house also has a further contemporary bathroom. Outside to the front is a garden and a block paved driveway providing ample off street parking leading to a the double garage/workshop, just right for a car or cycle enthusiast. To the rear the house enjoys a pretty enclosed garden, enhanced with a raised decking area and a canopy, perfect for outside entertaining and for those green fingered buyers who like pottering in the garden, we also find a greenhouse and garden shed. In summary, this superb property provides an exceptional opportunity to secure a home in a very popular village location. The house is ideally placed for the commuter, lying approximately four miles from York city centre and within easy reach of the York outer ring road and the Poppleton station to take you direct into York, Harrogate and Leeds. An early internal inspection is highly recommended to fully appreciate this lovely home!

The historic village of Skelton lies approximately 4 miles northwest of the City of York, conveniently placed just off the A19 North. Originally an agricultural area in the Forest of Galtres, the area is now predominantly residential. Local facilities include a Garden centre, Post Office, General Store and a Public House whilst Clifton Moor Retail Park is a short distance from the village, offering a range of shops, health clubs, restaurants, a Tesco supermarket and Vue cinema. The local Skelton Community Primary School feeds to the Canon Lee Secondary School on Rawcliffe Drive. For the commuter, there are regular transport links to and from the city centre and Easingwold and there is also good access to the A64 and the surrounding towns and cities, including Leeds in approximately 30 minutes and Harrogate as well as the national motorway networks. The historic city of York is a hive of activity with an abundance of shopping facilities, restaurants, York racecourse and two theatres. York's mainline railway station is within walking distance and offers regular services to major cities including Manchester, Edinburgh and London with some journeys taking less than 2 hours to Kings Cross.



Entrance Porch

7' 5" x 3' 6" (2.26m x 1.07m)

Front entrance door to the porch and double glazed windows to front and side aspects. Doors leading to...

Entrance Hall

10' 11" x 7' 9" (3.32m x 2.36m)

Double doors to the hallway, understairs storage, down lighting, ceiling coving and radiator*. Stairs to the first floor. Doors leading to...

Study

11' 4" x 10' 11" (3.45m x 3.32m)

Double glazed windows to front and side aspects, ceiling coving and radiator*.

Living Room

20' 1" x 11' 5" (6.12m x 3.48m)

Double glazed windows to front aspect, feature fireplace with inset electric fire* and a gas fire*behind, ceiling coving, tv point* and radiators*. Folding doors opening to...



Dining Room

11' 5" x 10' 3" (3.48m x 3.12m)

Double glazed French doors and windows to rear and side aspects, sky lights and radiator*. Opening to...

Kitchen/Breakfast Room

20' 5" x 12' 7" (6.22m x 3.83m)

Fabulous fitted kitchen with an attractive range of base and wall mounted units with matching work preparation surfaces over, two islands, inset sink and drainer with mixer taps, integral appliances include dual cookers, ceramic hob*, ceiling extractor hood*, dishwasher*, down lighting, wall mounted tv point*, double glazed windows and sky lights to rear aspect and radiator*. Door leading to....

Inner Lobby

Doors leading to....

Utility room

8' 10" x 6' 2" (2.69m x 1.88m)

Double glazed windows to side aspect, base units with matching worktops, inset sink and drainer with mixer taps, plumbing for a washing machine*, space for a dryer, built in storage cupboards, wall mounted boiler* and radiator*.



Cloakroom

4' 8" x 4' 0" (1.42m x 1.22m)

Double glazed window to side aspect, wash hand basin with mixer taps, set in a vanity unit, low level wc, extractor fan* and radiator*.

First Floor Landing

Loft hatch with pull down ladder. Doors leading to...

Bedroom 1

16' 4" x 11' 5" (4.97m x 3.48m)

Double glazed windows to front and side aspects, wardrobes, tv point*, ceiling coving and radiator*. Door leading to...

En-suite

8' 5" x 4' 6" (2.56m x 1.37m)

Modern suite in white comprising; Shower cubicle with mains shower*, wash hand basin with mixer taps, set in a vanity unit, low level wc, double glazed window to rear aspect, down lighting, extractor fan* and heated rail*.



Bedroom 2

11' 4" x 11' 2" (3.45m x 3.40m)

Double glazed windows to front aspect, alcove cupboard, tv point*, ceiling coving and radiator*.

Bedroom 3

9' 7" x 8' 8" (2.92m x 2.64m)

Double glazed windows to rear aspect, ceiling coving and radiator*.

Bedroom 4

8' 6" x 8' 6" (2.59m x 2.59m)

Double glazed windows to rear aspect, ceiling coving and radiator*.

Bathroom

7' 9" x 5' 6" (2.36m x 1.68m)

Modern suite in white comprising; Bath with mixer taps and shower head attachment, shower cubicle with mains shower* wash hand basin set in a vanity unit with mixer taps, low level wc, double glazed window to rear aspect and heated rail*.

Garage

18' 0" x 16' 10" (5.48m x 5.13m)

Detached double garage with up and over doors, power and lighting*, plus a door to the garden.

Outside

Externally to the front we find ample off street parking on a block paved drive leading to the house and garage. Gated side access leads to the rear of the property, where we find a lovely lawned and fenced garden with a raised decking area with canopy over, just right for outside entertaining. To further compliment the garden we find both a shed and greenhouse, both with power and lighting, perfect as a workshop or for extra storage.

Agents Note

EPC Rating TBA. Council tax band E





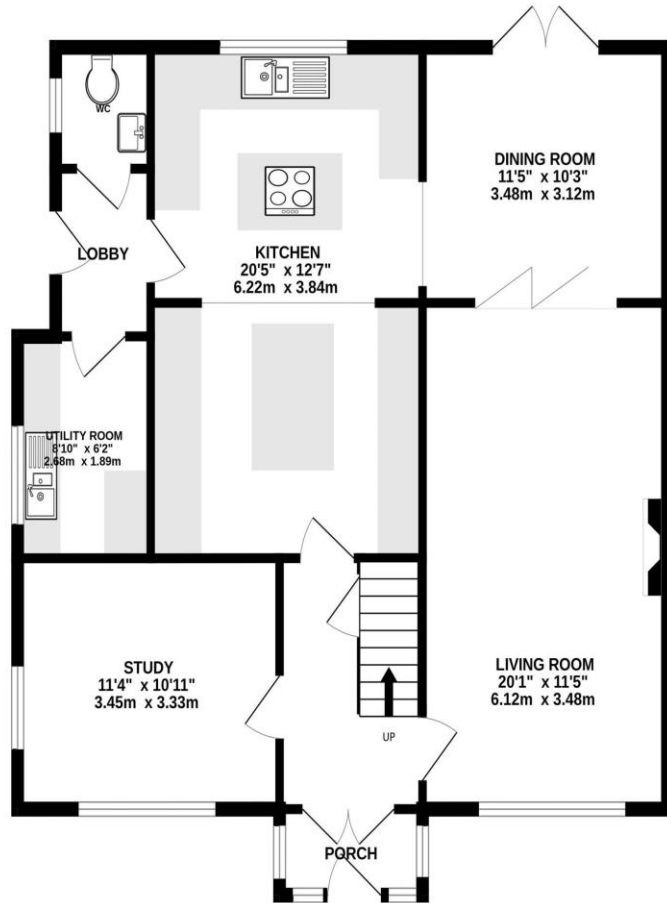
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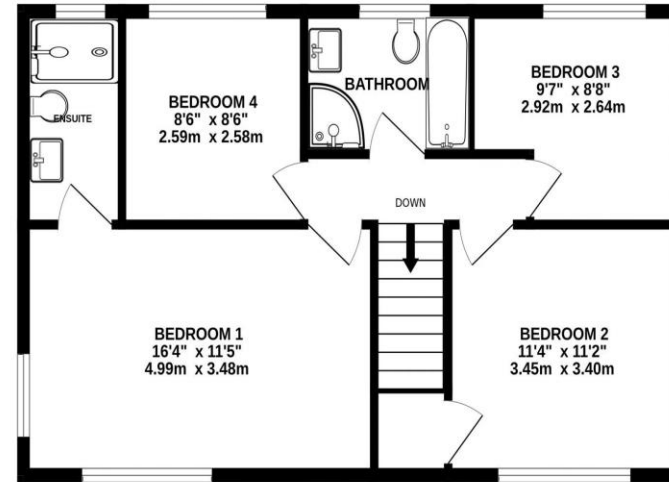
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GROUND FLOOR
914 sq.ft. (85.0 sq.m.) approx.



1ST FLOOR
564 sq.ft. (52.4 sq.m.) approx.



TOTAL FLOOR AREA: 1478 sq.ft. (137.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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