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Arthur Place, Skelton, York, YO30 1YS

Guide Price £500,000

Situated in the highly desirable village of Skelton, this spacious and well-presented four-bedroom detached home offers versatile family living with an impressive extension creating a guest suite complete with a first-floor bedroom and en suite bathroom. The property features a stylish dining kitchen with quartz worktops, two generous reception rooms with French doors opening onto the established rear garden, a contemporary shower room, garage, and ample off-street parking. Outside, the attractive rear garden enjoys a lawn, paved seating areas, mature planting, and a timber shed. Viewings are highly recommended to appreciate what this home has to offer. EPC Rating: To Follow, Council Tax Band: E

Skelton
Skelton is a charming village located just a few miles north of York, offering a blend of peaceful semi-rural living with easy access to the city. The village is known for its strong sense of community, attractive period properties, and proximity to open countryside. Skelton benefits from a range of local amenities, including a primary school, church, village hall, and a shop with a post office counter and golf course close by. The village pub has also recently re-opened, further adding to the community spirit. Nearby Haxby and Clifton Moor provide additional shopping and leisure facilities. With excellent transport links into York and beyond, Skelton is a popular choice for families and professionals seeking a balance between village life and city convenience.

Property Description
Upon entering the property, you are welcomed into an entrance hall with stairs leading to the first-floor accommodation and a door into the living room.

The living room is well proportioned and features a window to the front elevation together with double glazed French doors opening onto the rear garden. A further door leads through to the dining kitchen. The dining kitchen is fitted with a range of units, including a large larder cupboard, complemented by quartz worktops and incorporates a Belfast sink with mixer tap, an induction hob, double oven with grill, integrated dishwasher, and space for a fridge freezer. The room also benefits from tiled flooring, access to the understairs storage cupboard, two windows overlooking the rear garden, and an external door providing access outside. Doors lead through to the family room and into the garage. The garage benefits from power and lighting, houses the combination boiler, has plumbing for a washing machine, and is accessed via an up-and-over door. The family room provides an additional reception space and features glazed French doors opening onto the rear garden. A staircase leads to a first-floor bedroom, which is served by an en suite bathroom fitted with a bath with shower attachment, pedestal hand wash basin and WC.

To the first floor of the original part of the home, the landing provides access to three bedrooms and a contemporary shower room fitted with a walk-in shower with glass enclosure, a vanity unit incorporating a hand wash basin, and a WC.

Externally, the front of the property features a gravelled driveway providing off-street parking for several vehicles, together with access to the garage via the up-and-over door. A side gate leads to the rear garden.
The rear garden is well established and mainly laid to lawn, complemented by a number of paved seating areas, mature planting, and a timber garden shed.

Additional Information
- Double Glazed Windows
- Gas Central Heating (combi boiler fitted Jan 2026)
- Garage re-roofed May 2025 - 20 year guarantee fibre glass
- Kitchen re-fitted (Feb/March 2025)
- Shower Room re-fitted (Nov 2025)
- The property has two lofts, both of which are mostly boarded.

Anti Money Laundering Regulations
By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £45 + VAT per person will apply for these checks, and Coadjute will handle the payment for this service. These anti-money laundering checks must be completed before we can send the memorandum of sale to the solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.

Disclaimer.
These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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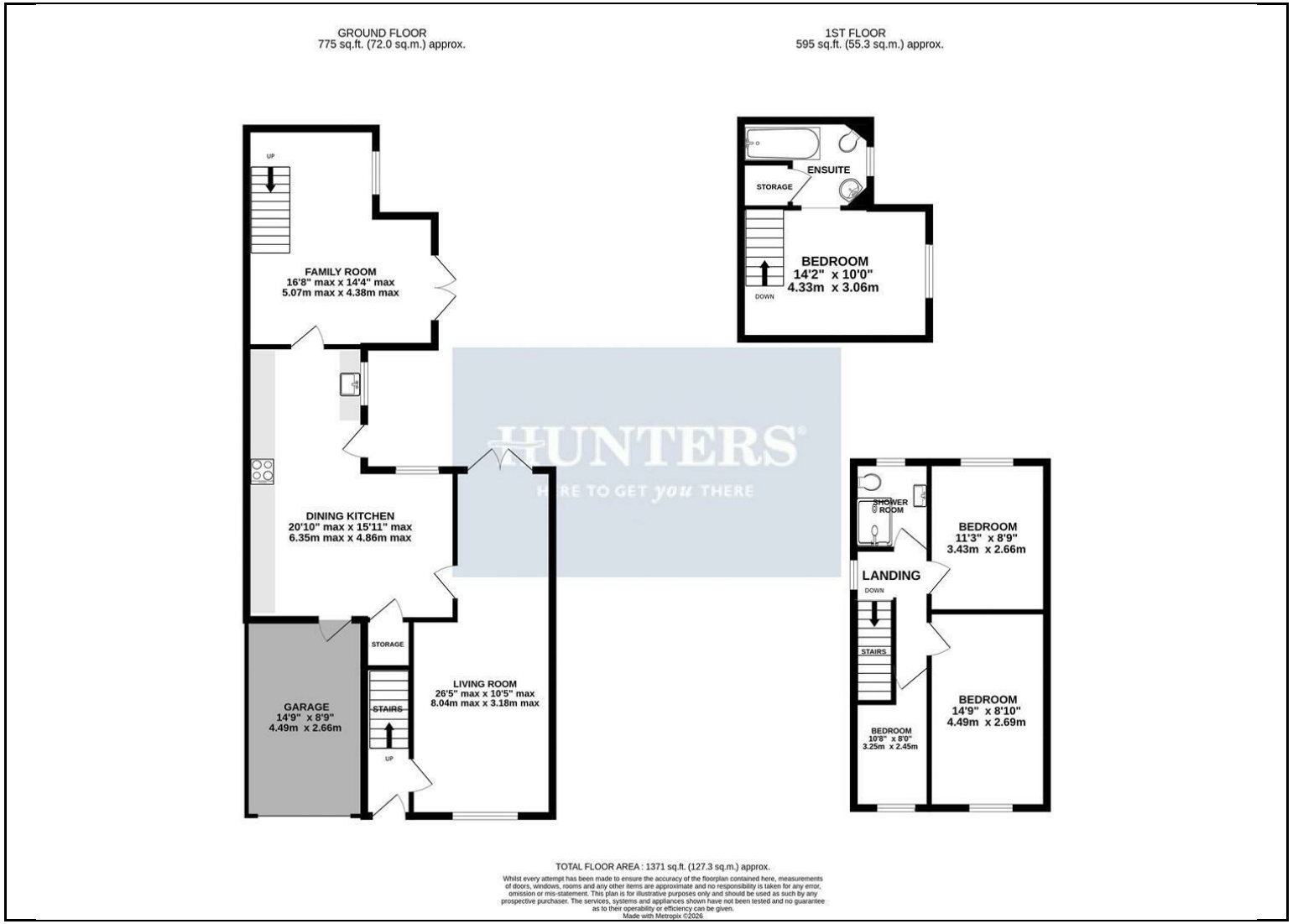

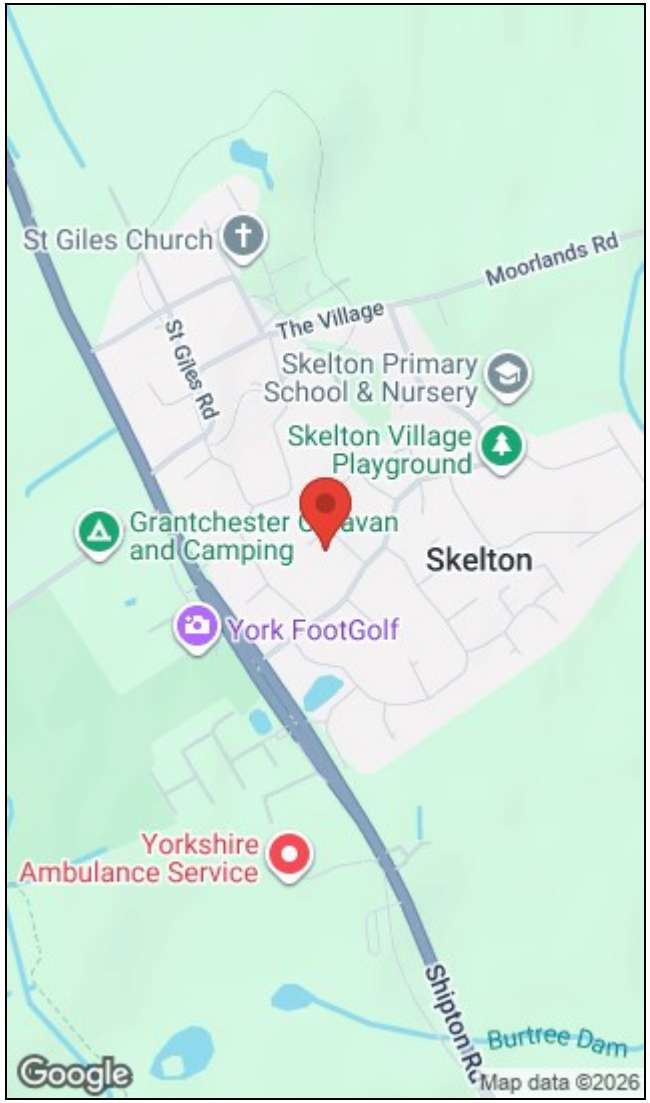

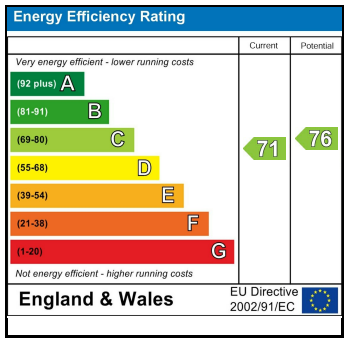

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