



**HUNTERS**<sup>®</sup>

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# Grange Close, Skelton

Offers Over £470,000



4 BED EXTENDED DETACHED FAMILY HOME - SOUGHT AFTER SKELTON CUL DE SAC - PRIVATE POSITION - ENSUITE SHOWER ROOM TO MASTER - EXTENDED KITCHEN DINER - DETACHED GARAGE - EPC RATING C - COUNCIL TAX BAND E - This is a very well presented and spacious family home in this highly regarded commuter village about 3 miles to the north of York ideally positioned just off the A19. The accommodation is tastefully presented and updated to provide an inviting family home that should tick plenty of boxes. Over the years the property was cleverly extended and now has a refitted modern 17ft Kitchen Diner in addition to the existing accommodation which briefly comprises Entrance Hall, Downstairs Cloakroom/WC, Family Room and 20ft Living Room, whilst upstairs are 4 Bedrooms with ensuite Shower Room to Bedroom 1 and a family bathroom. Outside the property has gardens to both front and rear with a detached garage. There is gas fired central heating and extensive UPVC double glazing. Call Hunters Haxby 01904 750555

- EXTENDED 4 BED DETACHED FAMILY HOME
- ENSUITE SHOWER ROOM TO BEDROOM 1
- DETACHED GARAGE
- SOUGHT AFTER STREET IN SKELTON CLOSE TO YORK
- REFITTED BREAKFAST KITCHEN
- EPC RATING C
- WELL PRESENTED THROUGHOUT
- SECLUDED TUCKED AWAY POSITION
- COUNCIL TAX BAND E

#### LOCATION

This family home is situated in the popular village of Skelton about 3 miles to the north of York on the A19 which gives easy access to York, its Ringroad and the A19 giving routes to the north east.

Skelton is a historic village with a picturesque 13th century church at its heart on the pretty village green. The village has a convenience store, a pub re-opened in 2025 and a well regarded primary school reaching Ofsted Good in 2023. Secondary school options include, Vale of York in Clifton, Manor in Poppleton and Outwood Academy in Easingwold. The property is situated on a development built in the 1970's by the side of the A19 and is always popular given its close proximity to York and the countryside.

#### ACCOMMODATION

On entering the property you are welcomed into a hallway that gives access to all ground floor rooms which include a 20ft Living Room with its spacious and light feel from the dual aspect windows to front and rear. The Kitchen Diner has been updated by the current owners with the installation of a modern style kitchen as well as similarly enjoying a light and airy feel from windows to the side and front. In addition there is an extra reception room which is currently

used as a Family Room but could suit being used as a spacious home office or similar. The hallway also accesses the downstairs wc and an additional area at the foot of the stairs which the family currently uses as their study area. Upstairs are the 4 bedrooms with an ensuite to the spacious main bedroom and a family bathroom. Outside there are gardens to both front and rear as well as the block paved driveway giving access to parking for a couple of cars and the detached single garage. We encourage a viewing to appreciate the accommodation on offer.

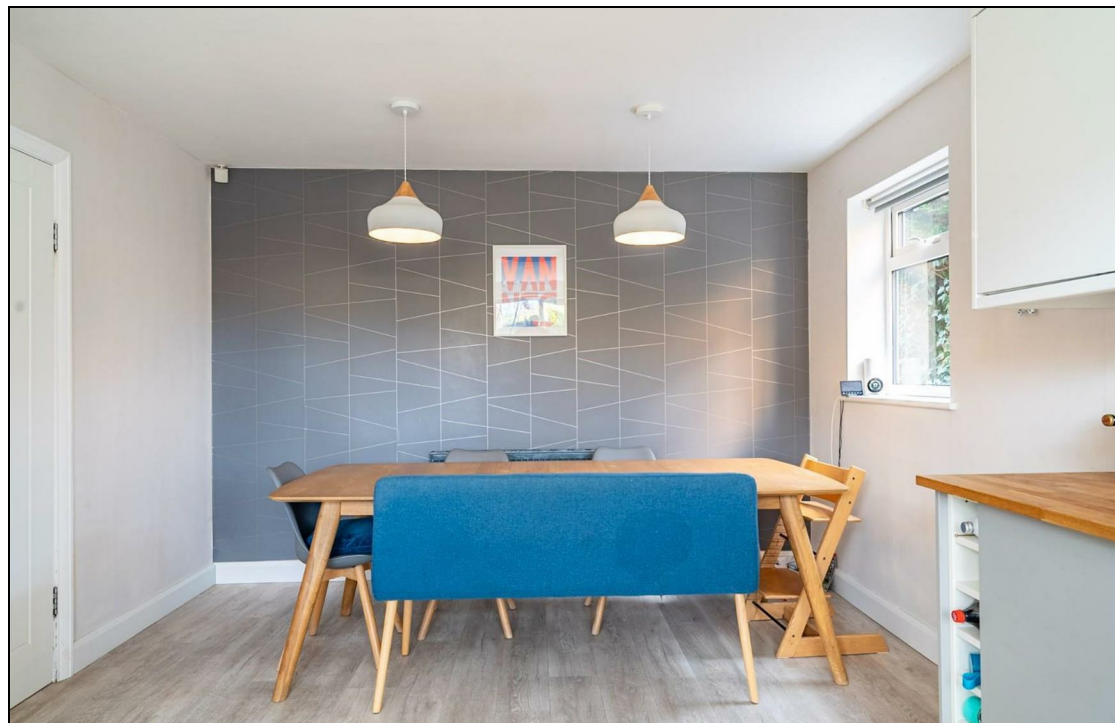
#### ANTI MONEY LAUNDERING

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.







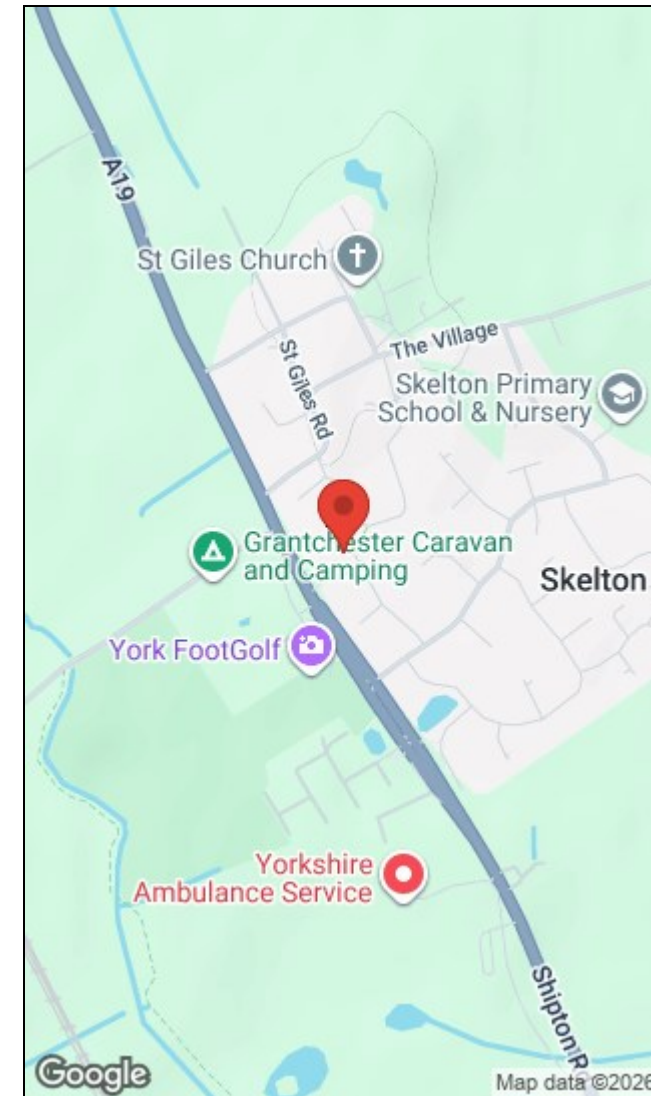






4 BED DETACHED HOUSE WITH EN-SUITE

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 is given as to their operability or efficiency can be given.  
Made with Metropix 02025



| Energy Efficiency Rating                    |           |
|---|-----------|
| Current                                     | Potential |
| Very energy efficient - lower running costs |           |
| (92 plus) <b>A</b>                          |           |
| (81-91) <b>B</b>                            |           |
| (69-80) <b>C</b>                            |           |
| (55-68) <b>D</b>                            |           |
| (39-54) <b>E</b>                            |           |
| (21-38) <b>F</b>                            |           |
| (1-20) <b>G</b>                             |           |
| Not energy efficient - higher running costs |           |
|   | <b>85</b> |
|   | <b>74</b> |
| EU Directive 2002/91/EC                     |           |
| England & Wales                             |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |           |
|---|-----------|
| Current   | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |           |
| (92 plus) <b>A</b>  |           |
| (81-91) <b>B</b>  |           |
| (69-80) <b>C</b>  |           |
| (55-68) <b>D</b>  |           |
| (39-54) <b>E</b>  |           |
| (21-38) <b>F</b>  |           |
| (1-20) <b>G</b>   |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |           |
|   |           |
| EU Directive 2002/91/EC   |           |
| England & Wales   |           |

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