



**White Sike, St. Giles Road,
Skelton, York YO30 1XR
Guide Price £310,000**

- Newly Built Semi-Detached House
- Three Double Bedrooms
- High Specification
- Popular Village Location
- Garage & Garden
- Ready for Immediate Occupation
- Open Plan Living Area
- Easy Access to York

Micklegate | 01904 650650

58 Micklegate, York, North Yorkshire, YO1 6LF

*** VIEWING RECOMMENDED *** AVAILABLE FOR IMMEDIATE OCCUPATION ***

White Sike is part of an exclusive development of four semi-detached houses offering substantial accommodation over three floors.

Properties rarely come to market in this part of Skelton village on the edge of the conservation area. This development provides a fantastic opportunity to acquire a high quality brand new home in this location. The village lies to the north of York and is within easy access of the city centre and A19.

The accommodation is arranged over three floors and has been finished to the highest specification by a passionate development team. Their architect has closely supervised a very well respected contractor and their local craftsmen to deliver a very impressive standard.

ENTRANCE VESTIBULE

A contemporary composite front entrance door with glazed insert gives access to the entrance vestibule. Coir matting set into high quality, hard wearing and attractive engineered oak flooring.

CLOAKROOM

Duravit white low flush WC and wash basin with Hans Grohe mixer tap. Engineered Oak flooring. Extractor fan.

OPEN PLAN LIVING AREA

A generous, flexible space incorporating living, dining and kitchen areas.

SITTING / DINING AREA



A light and spacious room. Recessed spotlights. Staircase leading to the first floor. Engineered Oak Flooring. Built-in under stairs cupboard. Dining area with full height radiator. Double doors leading out onto the terrace and lawned rear garden.

KITCHEN AREA

Looking out over the rear garden, a practical and well thought out kitchen. A range of fitted wall and floor units with marble work surfaces over incorporating a stainless steel sink. Bosch electric oven with halogen hob and extractor fan over. Built-in dishwasher and fridge. Recessed LED spotlights to the ceiling. Double doors leading onto the rear terrace.

A side door gives access through to the garage and utility area.

UTILITY AREA

Built-in unit with work surface over incorporating a single drainer stainless steel sink unit. Plumbing for a washing machine. Wall mounted Ideal gas fired boiler.

FIRST FLOOR

The first floor is approached from the sitting area via a staircase leading to the first floor landing. Further staircase off to the second floor.

BEDROOM 2



A good sized double bedroom with window to the front elevation. Bespoke skirting board and architraves. Pleasant elevated views towards the conservation area.

BATHROOM



A modern and elegant family bathroom with white suite comprising a free standing bath, Duravit wash basin and low flush WC with Hans Grohe brassware. Separate fully tiled shower enclosure with fixed and hand shower. Wood effect porcelain tiling to floor and marble effect tiling to walls. Chrome ladder style heated towel rail. Extractor fan. LED spotlights to the ceiling.

BEDROOM 3



A third double bedroom, of unusually generous size, with windows to the rear elevation.

SECOND FLOOR

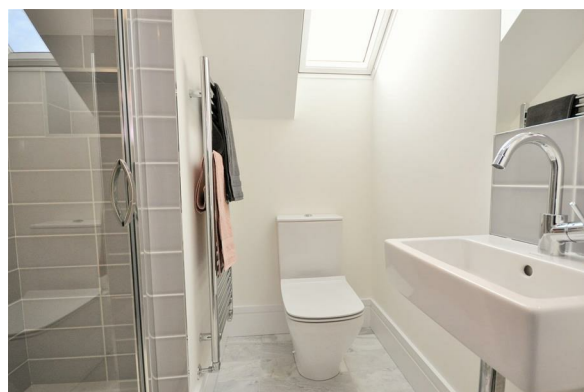
Large walk-in cupboard.

BEDROOM 1



A good sized double bedroom with Velux roof light to the front elevation. Door to en-suite.

EN-SUITE SHOWER ROOM



A generously proportioned fully tiled shower enclosure with fixed and hand shower, Duravit wash basin and low flush WC. Brassware by Hans Grohe. Chrome ladder style heated towel rail. LED spotlights to the ceiling. Extractor fan. Marble Stone flooring and ceramic wall tiling.

EXTERNALLY



To the front of the house is a forecourted garden adjacent to which a driveway gives access to the garage. To the rear is a flagged terrace leading out onto a lawned garden. Outside tap and double electricity sockets.

GARAGE

Roller door to the front and rear pedestrian access door. At the end of the garage is a utility area.

GENERAL REMARKS

VIEWING

All viewing is strictly by prior appointment with the sole selling agents, Hudson Moody. Please contact our offices at The Green, Poppleton, York, YO26 6DF. Telephone (01904) 789 999. Fax: (01904) 789 987.

FIXTURES AND FITTINGS

All fixtures and fittings are specifically excluded from the sale unless they are mentioned in the particulars of sale.

LOCATION

The historic village of Skelton lies approximately 4 miles northwest of the City of York, conveniently placed just off the A19 North, with the properties lying just before the conservation village green. Local facilities include a Post Office and General Store, Primary School, Doctor's Surgery and a Public House whilst Clifton Moor Retail Park is a short distance from the village.

AMENITIES

All mains services. Gas fired central heating.

LOCAL HISTORY

The property takes its name from the 8th century Anglo - Saxon names given to a small settlement in the area. The original settlers must have begun to drain the marshy land around to cultivate it, and dug out the ditches which still surround the village today - Hurns Gutter, White Sike, Pennells Drain and Burtree Dam.

More recently, the site was home to Skelton's old ex-serviceman and social club originally built in 1918 after the First World War. Over the years has seen many happy times hosting family events in the area and is slightly elevated with views towards the old village to the front.

<http://skeltonvillagetrust.org/the-history-of-skelton/4542029122>

LOCAL AUTHORITY YORK

City of York Council, West Offices, Station Rise, York, YO1 6GA. Telephone 01904 551550.

OFFER PROCEDURE

Before contacting a Building Society, Bank or Solicitor you should make your offer to the office dealing with the sale, as any delay may result in the sale being agreed to another purchaser, thus incurring unnecessary costs. Under the Estate Agency Act 1991, you will be required to provide us with financial information in order to verify your position, before we can recommend your offer to the vendor. We will also require proof of identification in order to adhere to Money Laundering Regulations.



Total area: approx. 115.4 sq. metres (1241.6 sq. feet)

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

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



IMPORTANT NOTICE

1. These particulars have been prepared as accurately and as reliably as possible, but should not be relied upon as 'statement of fact'. If there is any point which is of particular importance to you, please contact the office and we would be pleased to check the information. Please do so particularly if contemplating travelling some distance to view the property.
2. We have not tested any services, appliances, equipment or facilities and nothing in these particulars should be deemed to be a statement that they are in good working order, or that the property is in good structural condition or otherwise.
3. Any areas, measurements, floor plans or distances referred to are given as a guide only and are not precise.
4. Purchasers must satisfy themselves by inspection or by otherwise regarding the items mentioned above and as to the correctness of each of the statements contained in these particulars.
5. No person in the employment of Hudson Moody has any authority to make or give any representation or warranty whatsoever in relation to this property or these particulars nor enter into any contract relating to the property on behalf of the vendor.