



HUDSON
MOODY

52 Burtree Avenue, Skelton, York YO30 1YT



A superbly presented DETACHED HOUSE situated within the popular and sought after village of Skelton to the north of York and within easy access of the outer ring road.

A reception hall, with useful storage cupboard, leads into a light and spacious sitting room with feature fireplace and good sized dining room with window overlooking the rear garden. To the rear of the house lies a beautifully fitted and well equipped dining kitchen with built-in cooker, gas hob extractor fan, dishwasher and washing machine. Off the kitchen is a modern cloakroom; whilst a small lobby leads to the integral garage which is currently split into storage space and an internal workshop. To the first floor is the master bedroom with en-suite shower room, two further double bedrooms, a single bedroom and the modern house bathroom with white suite.

The house benefits from an area for off street parking to the front; whilst to the rear, is a paved patio leading on to an enclosed lawned garden.

The village offers a wide range of local facilities including a village school, church and shop yet lies within easy access of the City of York and the outer ring road.

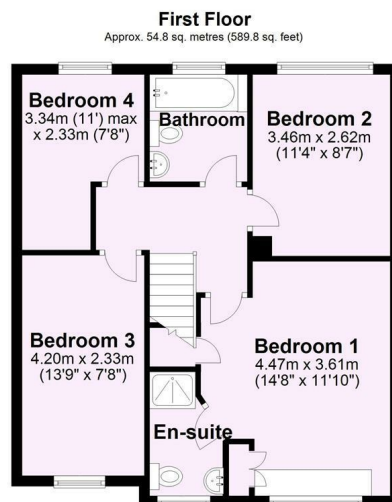
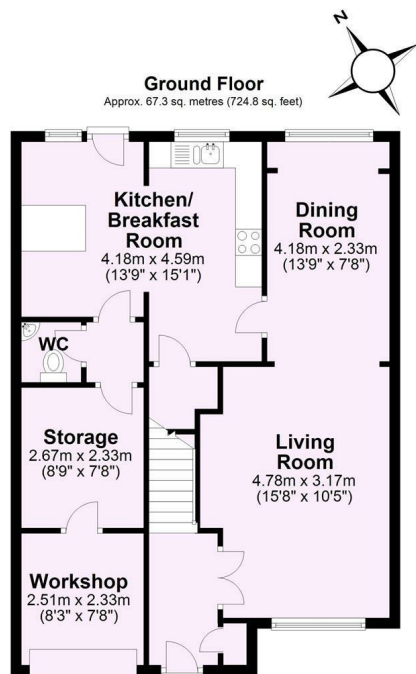


- Detached Village House
- Spacious Sitting Room
- Good Sized Dining Room
- Well Equipped Dining Kitchen
- Cloakroom
- Master Bedroom with En Suite Shower Room
- Three Further Bedrooms
- House Bathroom
- Integral Garage
- No Chain

Guide Price £310,000

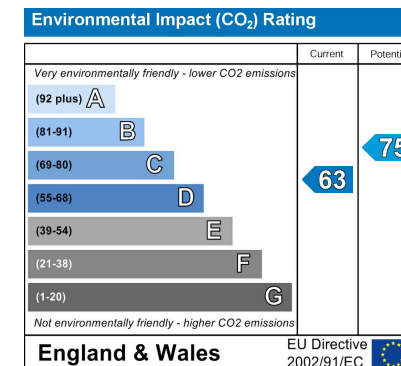
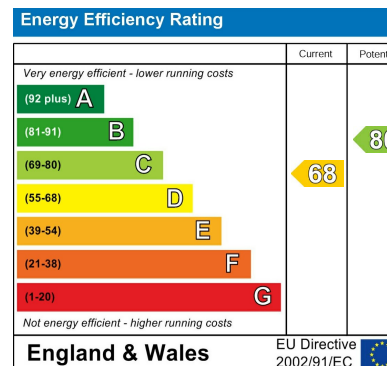
Tenure: Freehold





For Illustrative Purposes Only - not to scale
Plan produced using PlanUp.

For Illustrative Purposes Only - not to scale
Plan produced using PlanUp.



**HUDSON
MOODY**

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.

**The Green
Upper Poppleton
York
YO26 6DF**

01904 789999