



HUDSON
MOODY

9 Pasture Close, Skelton, York YO30 1GZ



A SUPERBLY PRESENTED detached house situated within a PRIVATE cul-de-sac position in a SOUGHT AFTER VILLAGE lying to the north of York.

The enclosed porch leads to a galleried reception hall with ground floor cloakroom, study AND separate utility room off. The impressive sitting room boasts views over the rear garden and double doors lead from the sitting room to a light and spacious dining room and magnificent L-shaped garden room with log burner and large sliding doors leading out to the landscaped gardens. The kitchen benefits from a superb range of built-in units and Neff appliances including oven, ceramic hob and fridge-freezer.

The first floor galleried landing leads to the master bedroom with en-suite shower room, three further double bedrooms with fitted cupboards and the house bathroom with free standing bath and separate shower.

To the front of the house a driveway gives access to a triple garage whilst to the rear a stone flagged terrace leads out onto landscaped gardens enclosed within walled and hedge boundaries. The garden has formal lawns enclosed within herbaceous borders and mature trees. The village lies conveniently for York city centre, the A19 and a wide range of facilities available close by at Clifton Moor.

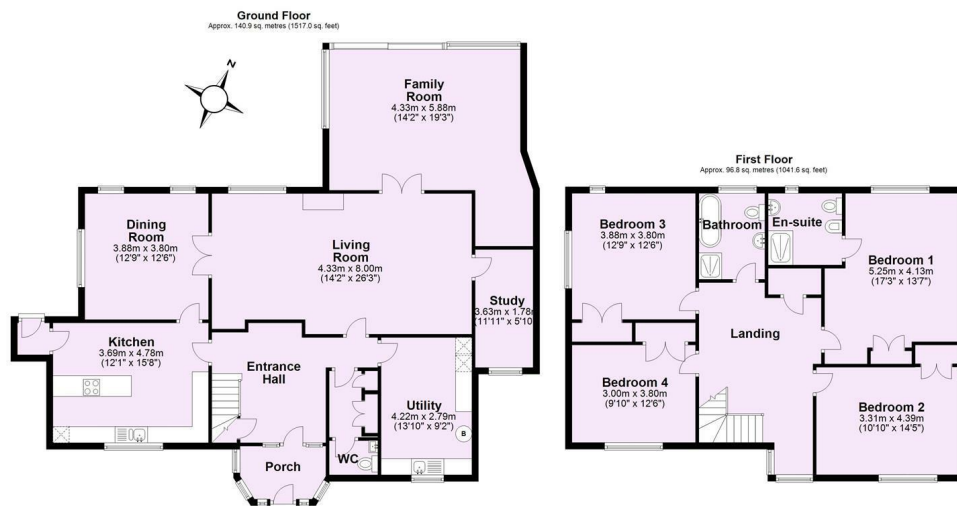


- Magnificent Modern Detached House
- Sitting Room and Separate Dining Room
- Superb Garden Room and Study
- Fitted Kitchen and Utility
- Four Double Bedrooms (Master En-Suite)
- Impressive House Bathroom
- Landscaped Gardens
- Triple Garage
- Village Location Close to York
- Local Shops and Facilities

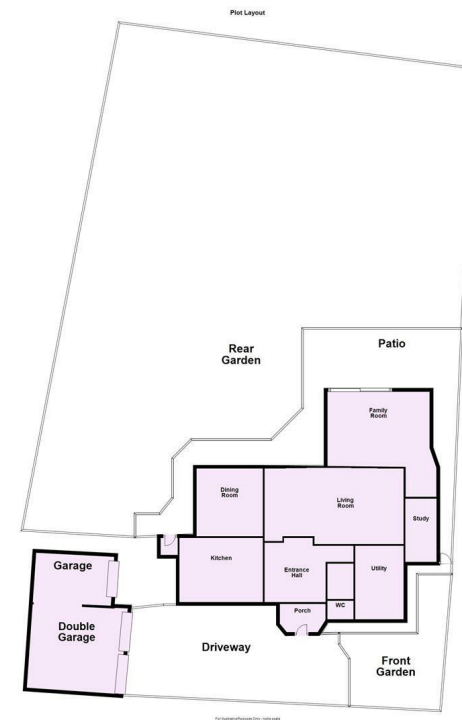
Guide Price £695,000

Tenure: Freehold





For illustrative Purposes Only - not to scale.
Plan produced using PlanIt.



Energy Efficiency Rating		Current	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		68	79
EU Directive 2002/91/EC			

Environmental Impact (CO ₂) Rating		Current	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		63	77
EU Directive 2002/91/EC			

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3. Any areas, measurements, floor plans or distances referred to are given as a guide only and are not precise.
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