







27 Pasture Close Skelton  
York, YO30 1GZ  
**Guide Price £499,999**

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A SUPERB DETACHED 4 BEDROOM FAMILY HOME WITH DOUBLE GARAGE AND VIEWS OVER LOOKING VILLAGE GREEN. Located in this popular residential village of Skelton which is available for Rawcliffe Park & Ride, York outer ring road and the A19. Updated and maintained by the current owners to a very high standard throughout, the bright and airy living accommodation comprises entrance hallway, cloaks/WC, lounge with doors on to the garden. kitchen, 17' dining room, study/snug, first floor landing, master bedrooms with fitted wardrobes and shower en-suite, 2 further double bedrooms, good size single bedroom and family bathroom. To the outside is a front landscaped garden with driveway providing ample parking for at least 4 vehicles whilst to the rear is a lawned garden with patio area, timber fence and hedge boundaries. An internal viewing of this impressive family home is highly recommended.

#### Entrance Hall

Entrance door, carpeted stairs to first floor, double panelled radiator, power points, recessed spotlights.

#### Cloaks/WC

Opaque double glazed window to front, double panelled radiator, low level WC, wash hand basin with storage, recessed spotlights. Vinyl flooring.

#### Lounge

18'8 x 12'9 (5.69m x 3.89m)

French doors on to garden, window to front, two double panelled radiators, gas fire with surround, TV point, power points, dado rail.

#### Snug/Study

9'5 x 9'5 (2.87m x 2.87m)

Double glazed window to rear, single panelled radiator, power points. Carpet.

#### Kitchen

12'7 x 9'4 (3.84m x 2.84m)

Fitted wall and base units incorporating counter top, 1 1/2 bowl sink and drainer with mixer tap, window to rear, space for appliances, double panelled radiator, power points, recessed spotlights. Oak flooring.







### **Dining Room**

17'3 x 9'2 (5.26m x 2.79m)

French doors on to patio, windows to rear, two double panelled radiators, power points. Oak flooring.

### **First Floor Landing**

Window to front, double panelled radiator, power points. Carpet.

### **Bedroom 1**

12' x 11'10 (3.66m x 3.61m)

Window to rear, single panelled radiator, power points, fitted wardrobes. Carpet.

### **En-Suite**

Opaque window to front, low level WC, wash hand basin with storage, walk in shower cubicle, towel radiator, recessed spotlights. Vinyl flooring.

### **Bedroom 2**

11'5 x 12'10 (3.48m x 3.91m)

Window to rear, single panelled radiator, power points. Carpet.

### **Bedroom 3**

12'8 x 8' (3.86m x 2.44m)

Window to front, double panelled radiator, power points. Carpet.

### **Bedroom 4**

8'9 x 7'10 (2.67m x 2.39m)

Window to rear, double panelled radiator, power points. Carpet.

### **Family Bathroom**

Opaque window to rear, panelled bath with mixer shower head over, low level WC, wash hand basin with storage, double panelled radiator. Vinyl flooring.

### **Garage**

17'8 x 16'8 (5.38m x 4.88m)

Two up and over doors, floor mounted boiler, plumbing for washing machine, base units with sink and drainer, power points and lighting.

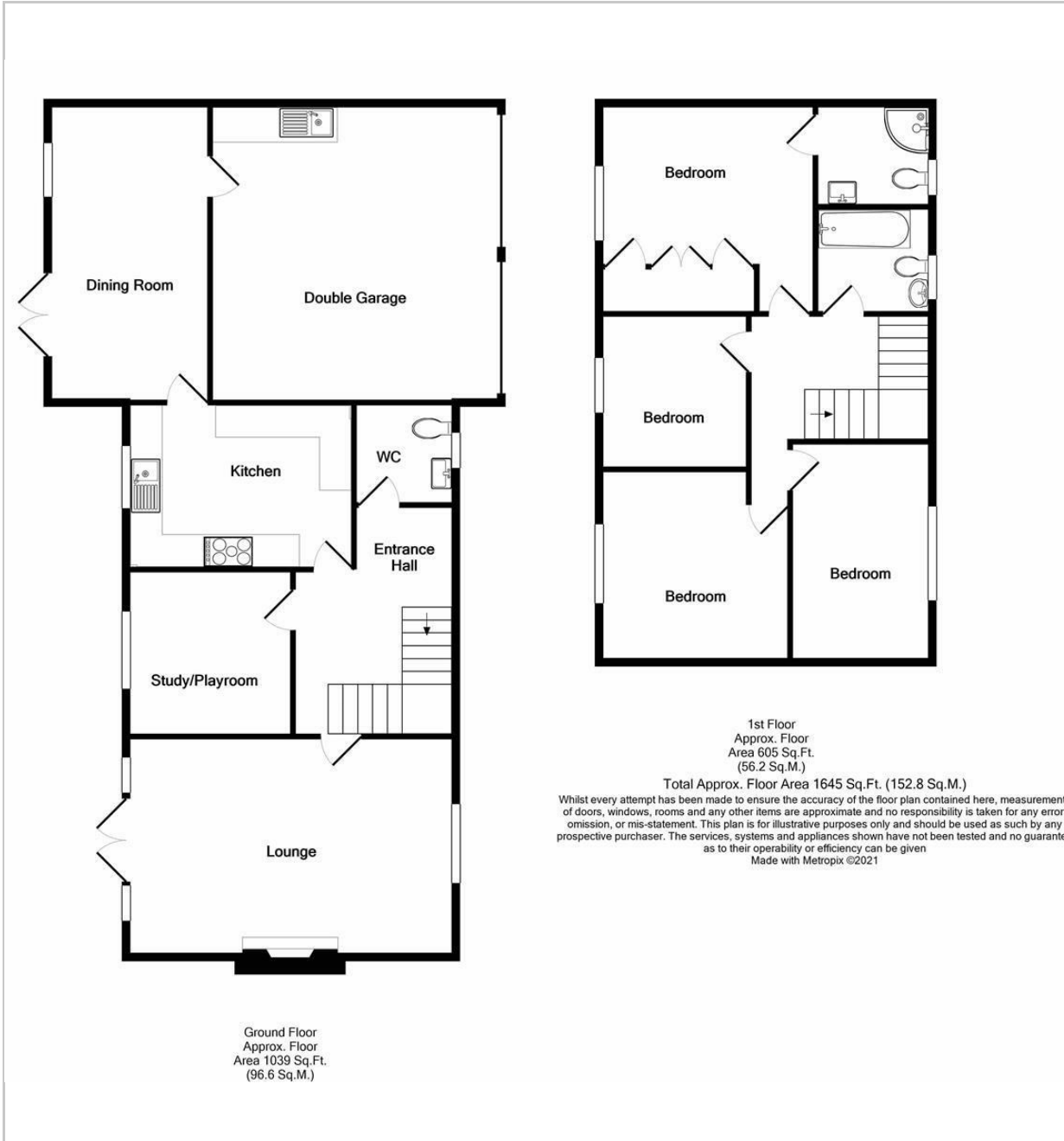
### **Outside**

Front landscaped garden with lawn, trees and shrubbery, driveway providing ample parking for at least 4 cars. Rear lawned garden enclosed by hedge and fence boundaries, patio and storage areas plus open views towards Green.





## FLOOR PLAN



## LOCATION



## EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			<b>82</b>
(69-80) <b>C</b>		<b>72</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>England &amp; Wales</b>		EU Directive 2002/91/EC	

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