



Main Street, Skipwith, York Offers Over £500,000

A spacious five bedroomed detached family dwelling occupying a choice position within the heart of the village of Skipwith, enjoying an open aspect, surrounding gardens and double garage.



Located in the heart of Skipwith and enjoying views across open fields to the rear, Hush House is a substantial five bedroomed detached house which is ideally suited to young and mature families alike. The property benefits from oil fired central heating and sash effect, UPVC framed double glazed windows throughout. The property boasts four substantial downstairs reception rooms providing perfect family accommodation and is complemented by en suite, master & guest bedrooms with three further well-proportioned bedrooms. The property enjoys a lovely setting and provides ample off-street parking along with quick and easy access to York, Selby, A64 & M62.

The property is close to Skipwith Common, very popular with walkers, cyclists and dog walkers alike and offers a variety of routes and trails. Skipwith Common National Nature Reserve is one of the last remaining areas of northern lowland heath in England. An incredible variety of plants and animals depend on the Common for their survival. The 270 hectares of open heath, ponds, mire, fen, reed-bed, woodland and scrub are an ancient landscape, with its roots in pre-history.

On entering the property, an entrance hall with timber floor presents a turned staircase leads to the first floor accommodation with spindle balustrade and hand rail with doors leaving off into the ground floor reception areas and upgraded w/c, having a two piece white suite comprising a low flush WC and pedestal wash hand basin with tiled splashbacks.

The principal reception area is found to the rear of the property and being one of the outstanding rooms with open fire and is beautifully decorated with views over the rear garden via double glazed French doors. In addition, a dining room is found to front and provides flexibility to be used as a TV room.

The Snug is currently used as a playroom however would make a perfect office space for those working from home

To the rear of the ground floor the Kitchen offers a stylish range of bespoke built in base units to two sides with oak wood preparation surfaces incorporating a Belfast sink unit. In addition is a range of high-level storage and display units. Space is available for a range style cooker with extractor canopy over. An island presents a central feature with an ideal, less formal, dining area having recessed ceiling downlights and timber flooring. Leading from the kitchen is the Garden Room with double glazed patio doors opening onto the garden which completes a wonderful family space within the home.

Just off the Kitchen is a well place Utility Room with additional fitted working surface with recess providing plumbing for an automatic washing machine, tiled flooring, floor to ceiling double fronted storage cupboards and double glazed side courtesy door.

To the first floor a Master Bedroom suite enjoys a dressing area before leading to a modern and upgraded en suite. Furthermore the Guest Bedroom also enjoys an En Suite, along with three other spacious bedrooms to the first floor.

The house bathroom, which has recently been improved boasts a stylish suite comprising a low flush WC, pedestal wash hand basin, free standing bath and walk in shower area.

Occupying a prime position within the heart of this picturesque and sought-after village, the property is accessed directly off the main street of Skipwith onto a block paved front driveway which provides off street parking for many motor vehicles.

The residence has the benefit of an attached double garage which has twin up and over doors and is equipped with hot and cold-water supply and plumbing for a washing machine, along with electric light and power.

The property's front garden is laid to lawn with fenced and walled front and side boundaries.

To the rear elevation is a flagged sun patio providing ample space for free standing garden furniture, with the patio in turn stepping out onto a comprehensively lawned rear garden with herbaceous side border with an additional rear patio perfectly place for all day sun in the summer months.

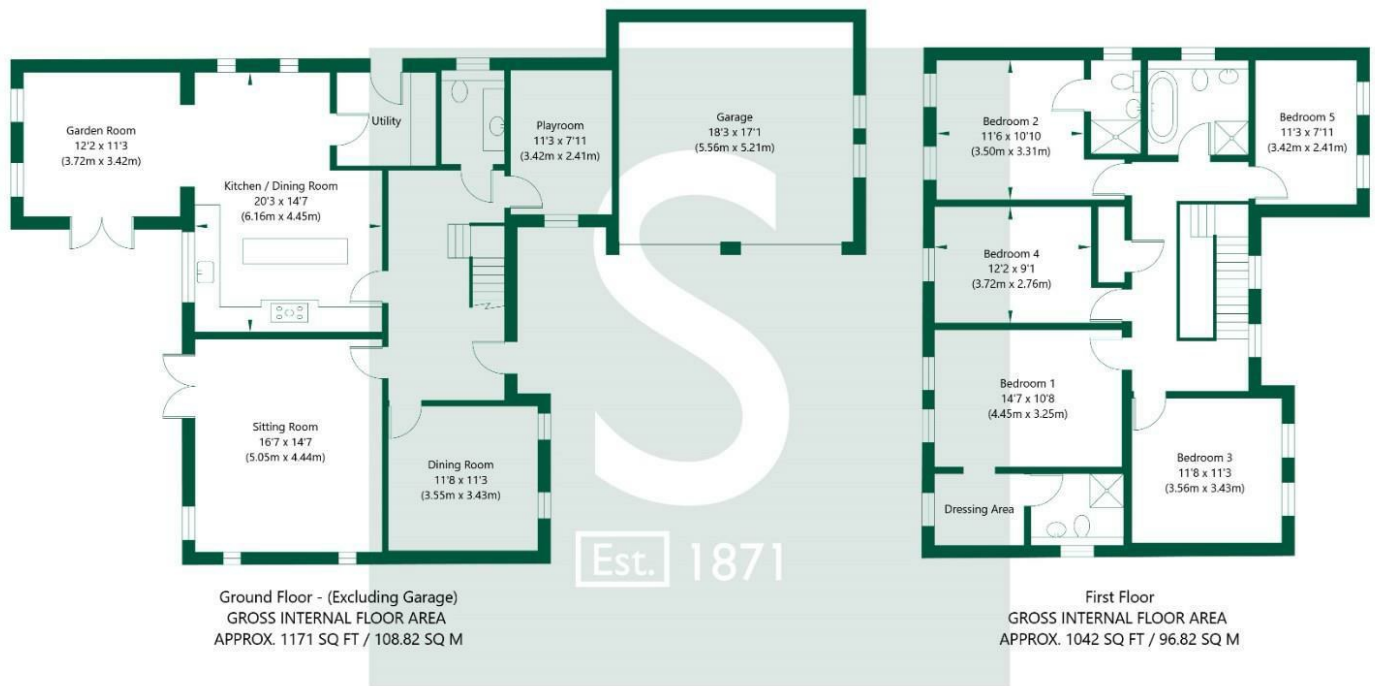
Tenure - Freehold

Services - Mains water, drainage and electric are connected to the property. Heating is via an oil-fired boiler

EPC - TBC

Viewings - By the sole selling agent - 01904 625533

Main Street, Skipwith, York, YO8 5SQ



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 2213 SQ FT / 205.64 SQ M
All Measurements and fixtures including doors and windows are approximate and should be independently verified.
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