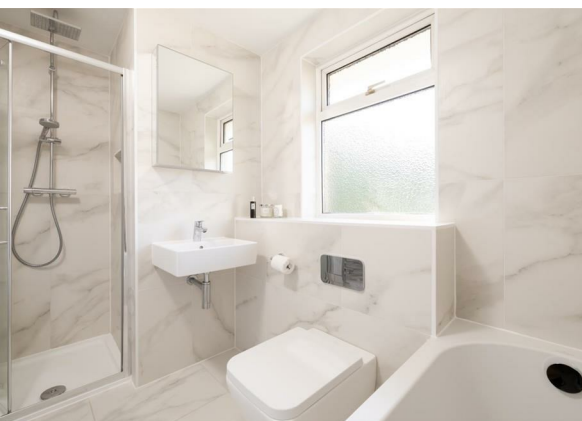




## Skipwith Road, Escrick, York £630,000

A beautifully modernised detached residence, ideally positioned in the heart of one of the region's most sought-after villages.





Set within a prestigious and highly desirable village location, this spacious four-bedroom house has been comprehensively upgraded, including a luxurious brand-new kitchen and a stylish, contemporary family bathroom. Situated within the catchment area for the renowned Fulford School, it presents an outstanding opportunity for families seeking both comfort and convenience whilst still offer an opportunity to mark your own decorative stamp.

Internally, the property is approached via a glazed front door into an inviting entrance hallway, adorned with elegant herringbone oak flooring, which leads to the principal reception rooms and staircase to the first-floor accommodation. The lounge, positioned at the front of the house, benefits from a triple-aspect design, a feature fireplace with woodburning stove, and sliding doors opening onto a charming walled courtyard, creating a bright and welcoming space for relaxation and entertaining.

The heart of the home is undoubtedly the recently renovated open-plan living kitchen, fitted to the highest specification with quartz worktops, a central island with breakfast bar, and integrated appliances including a fridge, freezer, dishwasher, and washing machine. The space is thoughtfully designed to accommodate both living and dining areas, with views over the front garden.

Upstairs, the property offers four generously proportioned bedrooms, all having fitted storage, complemented by a luxurious family bathroom with Villeroy & Boch fittings featuring a low-flush W.C., wash hand basin, panelled bath, and a separate walk-in shower.

Externally, the property occupies a choice position set back from Skipwith Road, accessed via Woodlands onto a private driveway providing off-street parking and leading to the detached double garage with electric door. The front garden is extensively laid to lawn with mature evergreen hedging and trees, offering both privacy and lovely leafy surroundings. Gated side access leads to a walled courtyard and provides convenient entry to the kitchen and garage and also a pleasant area to relax in the warmer summer months. The rear garden is predominantly laid to lawn, creating a tranquil outdoor space and completing this exceptional family residence in one of York's most desirable villages.

#### Agents Note:

Under the Estate Agency Act 1979, we are obliged to inform you that the owner of this property is an employee of Stephensons Estate Agents.

Tenure: Freehold

Services/Utilities: Mains water, sewage and electricity are believed to be connected. Oil Fired Central Heating

Broadband Coverage: Up to 1000 Mbps download speed\*

EPC Rating: TBC

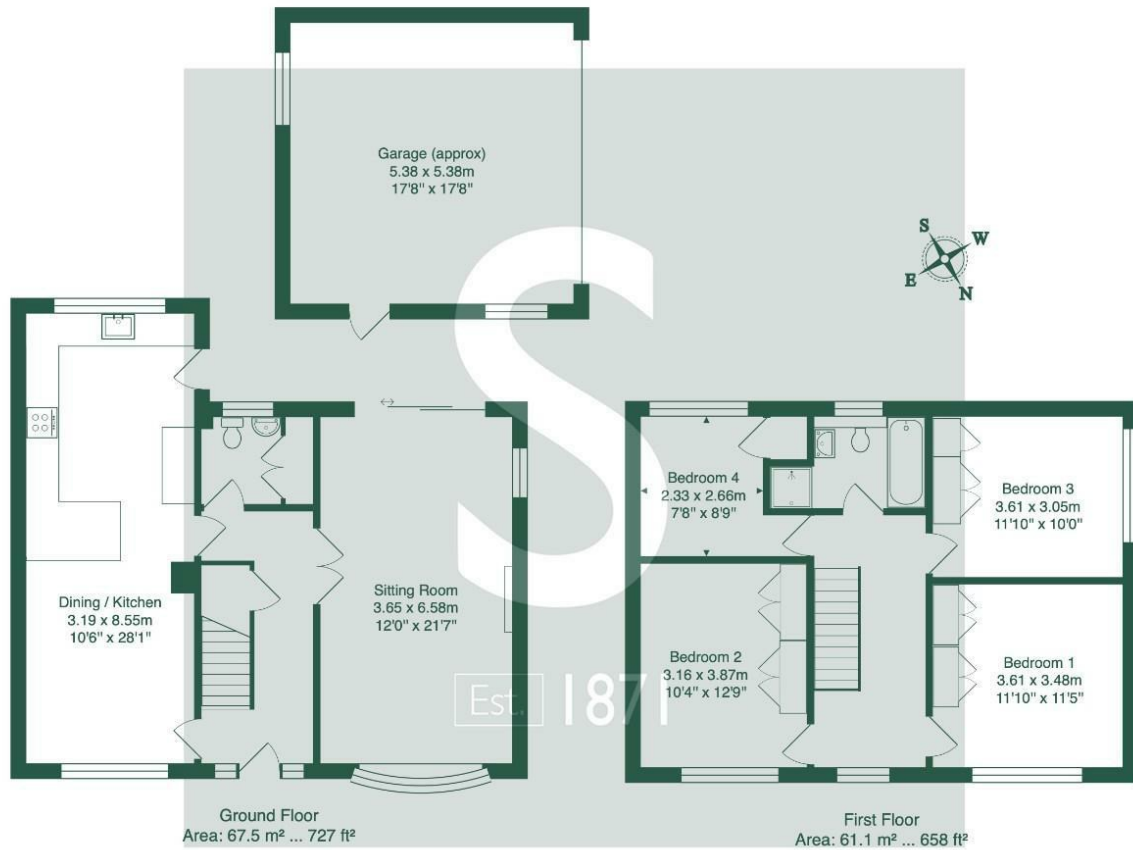
Council Tax: F - Selby Council

Current Planning Permission: No current planning permissions

Viewings: Strictly via the selling agent - Stephensons Estate Agents - 01904 625533

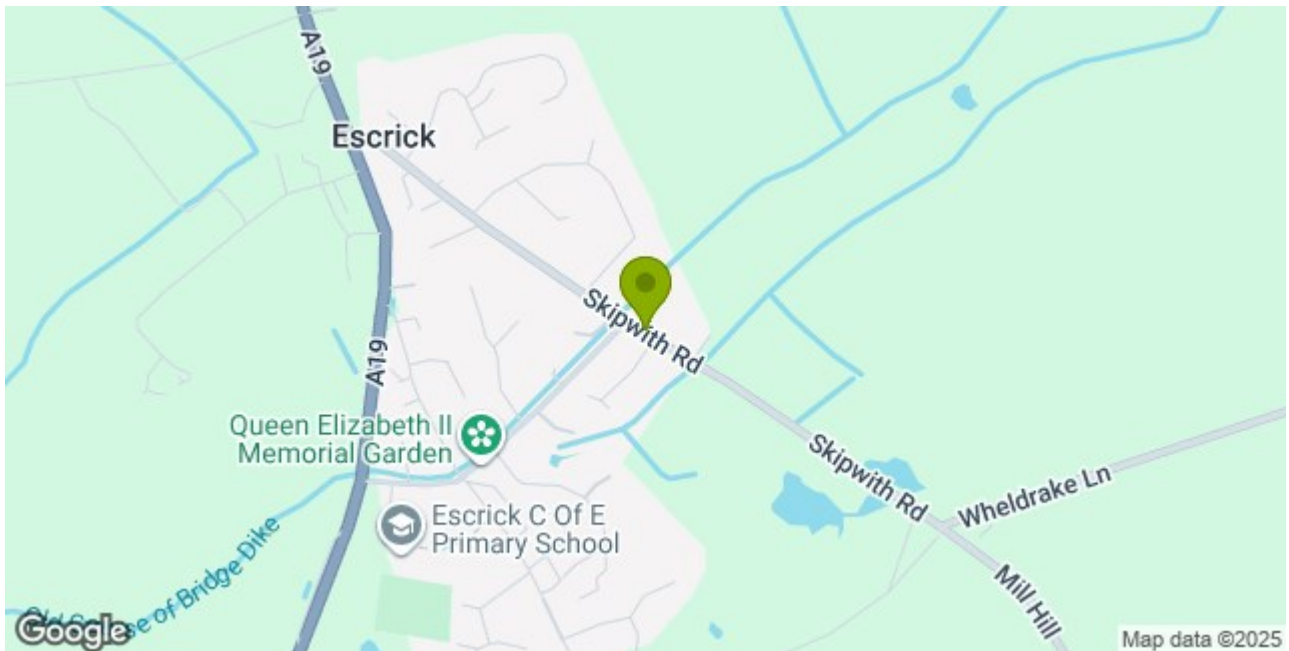
\*Download speeds vary by broadband providers so please check with them before purchasing.

41 Skipwith Road, Escrick, York, YO19 6JA



Main House - 128.7 SQ M / 1385 SQ FT - (Excluding Garage)  
Page Total - 157.6 SQ M / 1697 SQ FT

All measurements are approximate and for display purposes only.  
Actual position of fixtures, windows and doors may not be accurate and should be independently verified.



## Stephensons

York	01904 625533
Knaresborough	01423 867700
Selby	01757 706707
Boroughbridge	01423 324324
Easingwold	01347 821145
York Auction Centre	01904 489731
Haxby	01904 809900

## Partners

J F Stephenson MA (cantab) FRICS FAAV  
I E Reynolds BSc (Est Man) FRICS  
R E F Stephenson BSc (Est Man) MRICS FAAV  
N J C Kay BA (Hons) pg dip MRICS  
O J Newby MNAEA  
J E Reynolds BA (Hons) MRICS  
R L Cordingley BSc FRICS FAAV  
J C Drewniak BA (Hons)

## Associates

N Lawrence

