



YOUR MOVE
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Burtree Avenue, Skelton, YO30 1YT

Guide Price £385,000

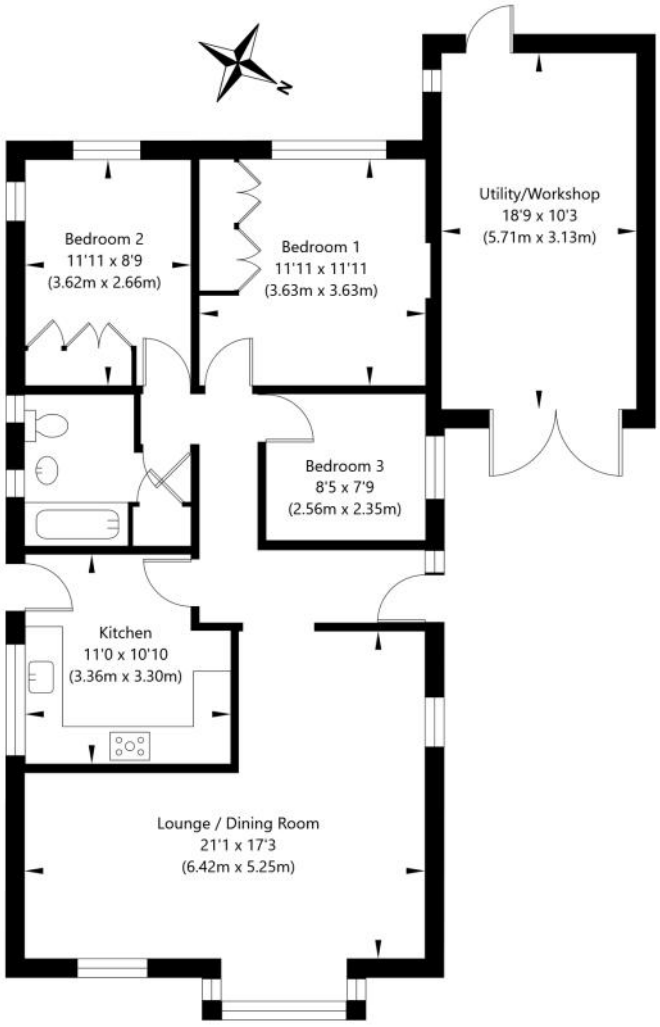
ACCOMMODATION

A beautifully presented three bedroom detached bungalow, set on an attractive plot with a south west facing rear garden, driveway parking and a covered car port. The property has been thoughtfully maintained, with stylish touches throughout creating a smart and welcoming home.

The bungalow is entered from the side into a hallway which leads through to an impressive L-shaped, dual-aspect lounge/dining room. This generous and tastefully decorated living space features an attractive bay window along with two further windows, providing plenty of natural light. A gas fire creates a focal point within the lounge area, while there is ample space for both comfortable seating and a dining table.

The modern fitted kitchen has a stylish contemporary feel and features a range of wall and base units incorporating a five-ring gas hob,





NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 900 SQ FT / 83.64 SQ M - (Excluding Utility/Workshop)
All measurements and fixtures including doors and windows are approximate and should be independently verified.

extractor hood and oven/grill, together with spaces for a fridge/freezer and dishwasher. A door from the kitchen provides direct access outside.

There are three well-proportioned bedrooms positioned towards the rear of the bungalow, two of which overlook the rear garden and benefit from fitted wardrobes. The accommodation is completed by a modern family bathroom/WC.

The property benefits from gas central heating and double glazing and has an Energy Performance Certificate (EPC) rating of D.

Outside, the landscaped front garden is attractively arranged with a shaped lawn, gravelled area and established mature borders. A driveway to the side provides off-street parking and leads to a covered car port and attached store. The existing garage has been converted into a utility/workshop and is accessed via double wooden doors, with a step up into the interior, and has power, heating, lighting and plumbing for a washing machine. A rear door leads directly into the garden.

The south-west facing rear garden provides an attractive space to enjoy the afternoon and evening sun, with a lawn, patio seating area, mature planted borders and a wooden shed.

Burtree Avenue is situated in the village of Skelton, approximately four miles north-west of York city centre. The village has a primary school, village store and pub, with a wider range of shopping and leisure facilities available at nearby Clifton Moor. The A19 provides convenient access towards York and the outer ring road, while regular bus services connect Skelton with York city centre.

COUNCIL TAX

Band D - 2026/2027 Approx £2,270.

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