



HUDSON
MOODY

35 Sycamore Close, Skelton, York YO30 1YU

***** VIEWING HIGHLY RECOMMENDED**

*******A beautifully presented END TERRACED HOUSE, situated in the attractive and popular village of Skelton that lies to the north of York, within easy reach of the outer ring road serving the A64 and motorway network.

- Two Double Bedroom End Terrace
- Spacious Lounge
- Modern Fitted Kitchen
- Off Road Parking
- Smart House Bathroom
- Attractive Village Location
- Low Maintenance Rear Garden
- Views Out Over The Green
- Easy Access To York
- Ideal For First Time Buyers

Guide Price £225,000

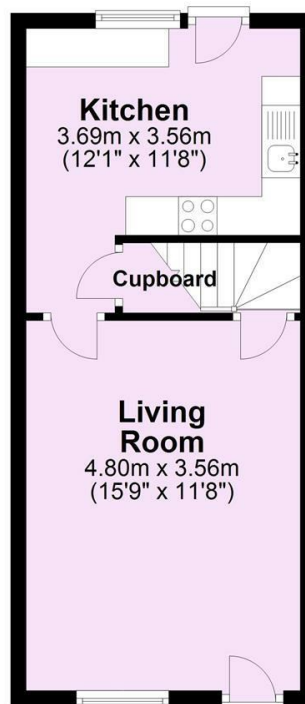
Tenure: Freehold

Council Tax Band: B



Plot Layout

Approx. 30.6 sq. metres (329.3 sq. feet)



First Floor

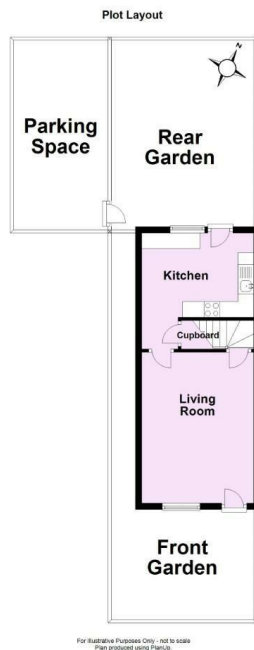
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For Illustrative Purposes Only - not to scale
Plan produced using PlanUp.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	71	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



IMPORTANT NOTICE

1. These particulars have been prepared as accurately and as reliably as possible, but should not be relied upon as 'statement of fact'. If there is any point which is of particular importance to you, please contact the office and we would be pleased to check the information. Please do so particularly if contemplating travelling some distance to view the property.
2. We have not tested any services, appliances, equipment or facilities and nothing in these particulars should be deemed to be a statement that they are in good working order, or that the property is in good structural condition or otherwise.
3. Any areas, measurements, floor plans or distances referred to are given as a guide only and are not precise.
4. Purchasers must satisfy themselves by inspection or by otherwise regarding the items mentioned above and as to the correctness of each of the statements contained in these particulars.
5. No person in the employment of Hudson Moody has any authority to make or give any representation or warranty whatsoever in relation to this property or these particulars nor enter into any contract relating to the property on behalf of the vendor.

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