



## HEBRON, 5 THE VALE, SKELTON. YORK

Guide Price: £ 200,000 - 220,000

**FOR SALE BY PUBLIC AUCTION ON TUESDAY 28TH  
SEPTEMBER, 6.00PM AT YORK AUCTION CENTRE, MURTON**

**A delightful detached dormer type dwelling which occupies a good sized and private plot in the heart of this most sought after village location. The accommodation requires some upgrading.**

- Kitchen
- Entrance Hall
- Lounge
- Dining Room
- Bathroom & Shower Room
- Two Bedrooms
- Garage
- Large Gardens

**The *property* auction specialist**

# HEBRON, 5 THE VALE, SKELTON, YORK

## AMENITIES

Skelton has a wide range of local amenities including church, public house, doctor's surgery and shop/Post Office. There are very regular bus services to York City Centre and the surrounding areas. The property is within 2 miles of the York Outer Ring Road.

## THE ACCOMMODATION COMPRISES

### ON THE GROUND FLOOR

#### ENTRANCE PORCH

Glazed and panelled entrance door, glazed door opens to:-

#### ENTRANCE HALL

With electric storage heater, hardwood open riser staircase (to first floor), secondary double glazed window, cloaks cupboard with fitted shelf.

#### LOUNGE

Approx 10'10" x 17'8" (3.30m x 5.38m) with secondary double glazed windows, feature stone built fireplace with hardwood mantelpiece and solid fuel fire with back boiler, television point, electric storage heater.



#### DINING ROOM (REAR)

Approx 10'4" x 9'10" (3.15m x 3.00m) with hardwood framed double glazed patio doors (opening onto rear patio and lawn), electric storage heater.



#### KITCHEN

Approx 11'11" x 8'10" (3.63m x 2.69m) with excellent range of wall and base units, laminate worktops with inset stainless steel sink unit, electric cooker point, serving hatch, tiled splashbacks, secondary double glazed window and door.



#### BATHROOM

Approx 5'10" x 6'1" (1.78m x 2.08m) with coloured suite comprising panelled bath, pedestal wash hand basin and low WC, tiled splashbacks, secondary double glazed window, heated towel rail.

#### STUDY/BEDROOM THREE

Approx 10'4" x 7'4" (3.15m x 2.23m) with secondary double glazed window, electric storage heater, storage cupboard.

#### TO THE FIRST FLOOR

#### LANDING

## BEDROOM ONE

Approx 17'4" x 9'0" (5.28m x 2.74m) into eaves, secondary double glazed window, range of fitted wardrobes and cupboard, airing cupboard with hot water cylinder and electric immersion heater, fitted shelves. Electric storage heater.



## TENURE

We understand the Tenure to be Freehold, although we have not had any sight of any Title Deeds or other Legal Documents.

## AGENT'S NOTE

A Home Information Pack is available on this property.

## SERVICES

Mains services of water, drainage and electricity are installed to the property although these together with electrical and mechanical appliances have not been tested by the agents. Heating is by means of electric storage heaters. We understand that mains gas is available in the public highway, but is not connected to the property.

Descriptions of the property are subjective and are used in good faith as an opinion and not as a statement of fact.

## OUTGOINGS

Council Tax (City of York Council) based on property band assessment D with £1,386.71 being payable for the rate year 2010/11, plus water and sewerage rates.

## VIEWINGS

Strictly by prior appointment through Stephenson's City Centre office at 10 Colliergate, York. Telephone (01904) 625533 or Market Place, Easingwold. Telephone (01347 821145)

## LOCATION

Proceed out of York northwards along the A19 Shipton Road to the roundabout with York Outer Ring Road. Continue straight on, passing the Riverside Inn on the left. On reaching Skelton, turn right (immediately before the public house), take the first turn right into The Dell and follow this road round into The Vale. The property can then be seen on the right hand side, identified by a Stephenson's For Sale board.

## BUYING A HOUSE SURVEYS

If you are buying a property you are advised to obtain an independent survey and valuation prior to exchange of contracts. Helen Barclay, Group Surveyor, will be happy to discuss your individual requirements in the event that you should consider purchasing any property, other than those for sale through ourselves. Please contact Helen on 01347 821415.

## BEDROOM TWO

Approx 13'5" x 9'0" (4.09m x 2.74m) into eaves with secondary double glazed window, range of fitted wardrobes, electric storage heater.

## SHOWER ROOM

Approx 9'1" x 4'0" (2.76m x 1.21m) with coloured suite comprising low flush WC, vanity wash hand basin over base storage cupboards, tiled splashbacks, shower cubicle with electric shower, shaver point, UPVC framed double glazed window.

## TO THE OUTSIDE

The property is approached via a tarmacadamed driveway to a concreted parking area. This in turn leads to a car port with translucent sheeted roof on timber and metal supports. Beyond this is the garage approx 18'10" x 9'0" (5.74m x 2.74m) with a pair of double timber doors, UPVC framed double glazed window to the rear, and with rear courtesy door. Electric light and power points.

To the front of the property behind a low boundary wall is a good sized lawned garden with borders containing a variety of mature shrubs. There is also a mature lilac to the side of the drive. The lawned garden continues alongside the property and is bounded by a mature hedge. A gateway gives access to the rear garden which is predominately down to lawns, and enclosed with mature hedges of beech and leylandii. There are attractive beds with colourful Alpines and shrubs. To the south side is a gravelled area with PVC fuel store and a raised bed. Beyond that is an aluminium framed greenhouse and timber shed. There is also external lighting and a cold water tap.

