

BURTREE AVENUE, SKELTON, YORK YO30

£350,000 freehold

4 bedroom detached house for sale

LINLEY &
SIMPSON



- **Generous Detached Property**
- **Garage and Ample Parking**
- **Well-Presented Throughout**
- **Four Bedrooms**
- **Front and Rear Gardens**
- **Reception Hallway**

An impressive four bedroom detached property offering gardens to both the front and the rear, and the huge advantage of a garage with ample off street parking. Located in the popular village of Skelton, the property has excellent access to both the outer ring and the A19.

The house is entered through a large reception hallway with many potential uses. The ground floor internal accommodation continues with a small inner hall leading to both a spacious lounge and a fitted dining kitchen. The lounge has sliding doors leading to the rear garden and a fireplace with a living flame gas fire, where as the kitchen has wall and base units, a breakfast bar and a useful under stairs storage cupboard. The ground floor is completed with a rear hallway and a separate W.C. To the first floor are the four bedrooms. To the front are two generous doubles and there are two smaller bedrooms at the rear. Finally there is a family bathroom with a shower over the bath. There is also the benefit of a attic space accessed via a pull down ladder.

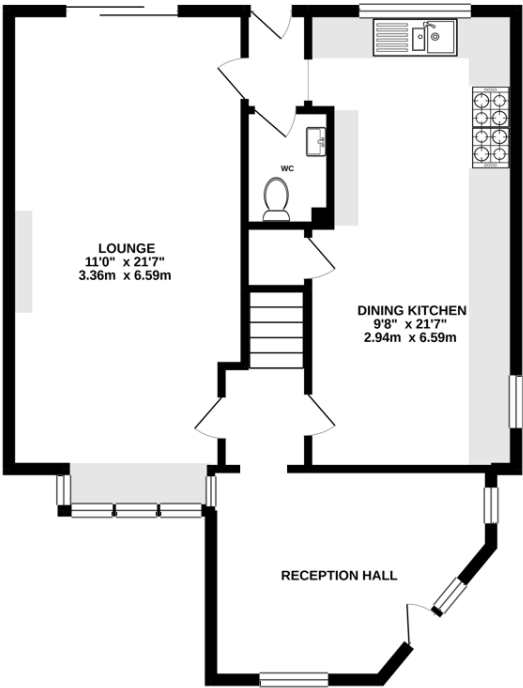
Outside the property is a lawned front garden with a gravelled driveway leading to an attached garage with a powered roller door. The rear garden has a south east facing lawned space, a paved area, pond and a summer house. A viewing is recommended to appreciate the property on offer.

Call **01904 655222** to view this property, or visit **linleyandsimpson.co.uk** for more details

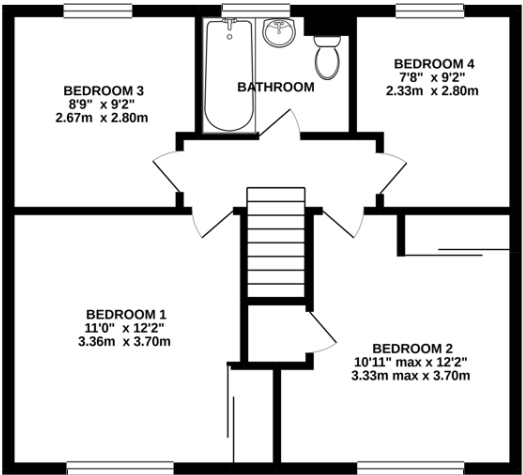
BURTREE AVENUE, SKELTON, YORK YO30
£350,000 freehold



GROUND FLOOR
666 sq. ft. (61.9 sq. m.) approx.



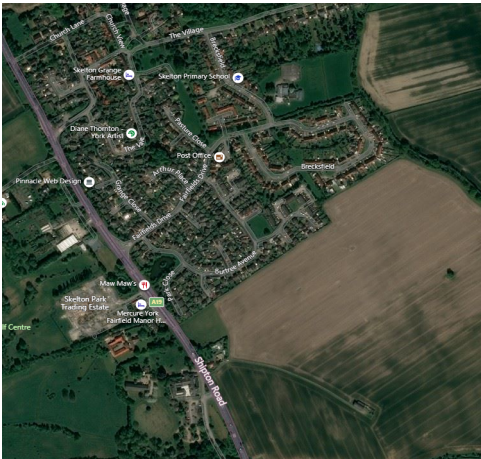
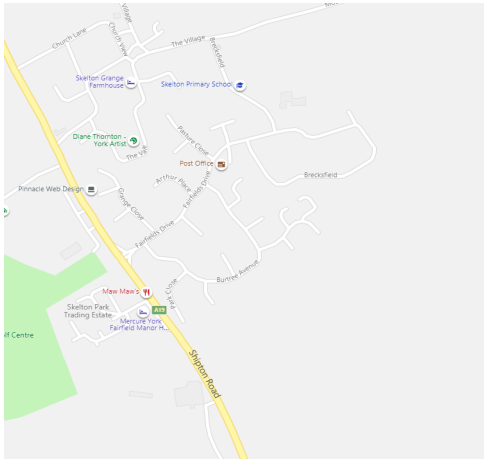
1ST FLOOR
534 sq. ft. (49.6 sq. m.) approx.



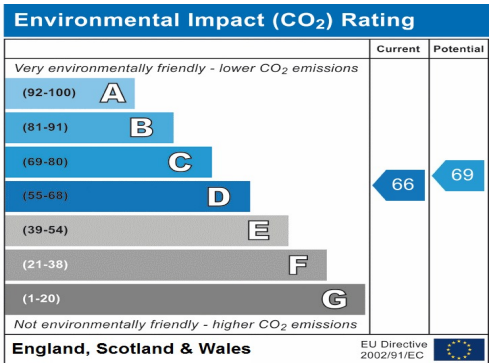
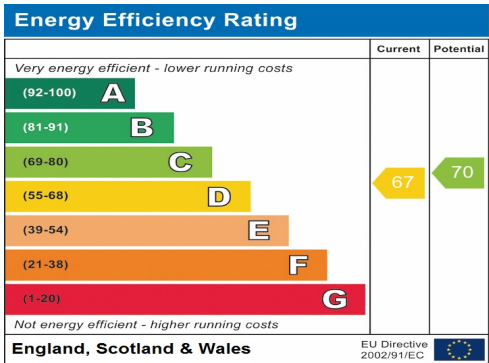
TOTAL FLOOR AREA: 1200 sq. ft. (111.5 sq. m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2019

BURTREE AVENUE, SKELTON, YORK YO30
£350,000 freehold



Tenure: **Freehold**
Local Authority: **City of York Council**
Council Tax: **Band D - £1,657.29 per year (York 2019/20)**



2 Low Ousegate
York YO1 9QU

tel: 01904 655222
email: york@coalters.com

www.linleyandsimpson.co.uk

Monday - Friday
9:00am to 5:00pm
Saturday
9:00am to 1:00pm



Referral fees

We may receive a commission, payment, fee or reward (known as a Referral Fee) from ancillary providers for recommending their service to you. Whilst we offer these services, as we believe you may benefit from them, you are under no obligation to use these services and you should consider your options before accepting any third parties terms and conditions.

Conveyancing

We routinely refer buyers to a panel of conveyancers and offer a complimentary value-add conveyancing comparison service. This service is provided to help you get legally prepared for purchase. Please note, information is provided for your convenience only and we do not recommend or endorse any third-party providers or services. You can decide whether you choose to deal with this panel of conveyancers. Should you decide to use one of the panel conveyancers, we will receive a referral fee of £250 from them for recommending you to them. You will need to enter into separate legal agreements with any third parties you engage, and we encourage you to read the terms and conditions of service and privacy policies of any service provider you instruct to assist you with your house sale (and purchase if applicable). Full details of the referral payment will be confirmed within the Client Care letter of the chosen panel member.

Mortgage Advice Bureau (MAB)

We routinely refer buyers to MAB. You can decide whether you choose to deal with MAB. Should you decide to use MAB, Linley and Simpson Group will receive a payment of £250 from MAB for recommending you to them.

We have prepared these particulars as a general outline for guidance only. The services, appliances and equipment have not been tested and we have not carried out a structural survey. All areas, measurements, floor plans or distances referred to are given as a guide only and are not precise. No person in the employment of Linley & Simpson has any authority to make or give any representation or warranty whatsoever in relation to this property or these particulars. Linley & Simpson Limited, 2 Low Ousegate, York YO1 9QU.