



**1 Hill Crest, DN6 8LW**

**£80,000 GuidePrice**

**Tenure Freehold**

- **Guide Price £80,000 – £90,000**
- **Prime Location with Direct Access to A1 Motorway**
- **Two Double Bedrooms**
- **Generous Family Bathroom**
- **Low Maintenance Garden**

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Hill Crest, Skellow – Smart Investment or First Step

Perfectly placed in the heart of Skellow, just moments from the A1, this inviting two-bedroom mid-terraced home blends practicality with charm. Whether you're stepping onto the ladder or seeking a savvy addition to your portfolio, this is a property that makes sense — and feels like home.

Inside, the open-plan kitchen and lounge offer a sociable flow — relaxed, easy, and functional. It's the kind of space that welcomes you in after a long day and adapts effortlessly to your routine. With two generous double bedrooms and a spacious family bathroom, there's plenty of room to grow, rest, or simply enjoy life at your own pace.

The rear courtyard is enclosed and low maintenance — ideal for laid-back evenings, a pot of fresh herbs, or a quiet moment with a coffee.

Location-wise, it couldn't be more convenient. A literal stone's throw from the A1, this home is a commuter's dream — fast connections, excellent amenities nearby, and everything you need within easy reach. It won't be for those in search of a rural hideaway — but for those who value time, access, and a community on the go, this could be the ideal fit.

Previously tenanted, it also presents a strong buy-to-let option with attractive yield potential in a popular rental area.

Don't miss the chance to make your move — get in touch today to arrange a viewing and take your next ste



Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92- A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92- A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
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