

N A I S H
E S T A T E A G E N T S



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42 East Lane

Shipton By Beningbrough, York, YO30 1AH

This captivating semi-detached residence embodies the epitome of comfort & stylish living. This spacious three bedroom home is nestled in a serene locale, offering peace, privacy and accessibility to commuter links. Suited for a growing family, or those looking searching for a peaceful home, this incredible property must be seen to be appreciated.

Upon arrival, a generous paved driveway leads to this charming property offering both convenience and practicality. A step into the inviting entrance hall, leads to three reception rooms offering versatility to adapt to lifestyle needs. The well-equipped kitchen offers a great view into the garden, and benefits from a utility room and w/c. To the first floor are three spacious double bedrooms, all with built in storage and master with en-suite bathroom. To complete the first floor is a house bathroom and large hallway.

The rear garden is a must see! This picturesque sanctuary overlooks sprawling fields amidst the lush greenery that the owners have created. A perfect space to unwind, or entertain under the pergola, a garden like this is hard to come by.

Guide Price £450,000

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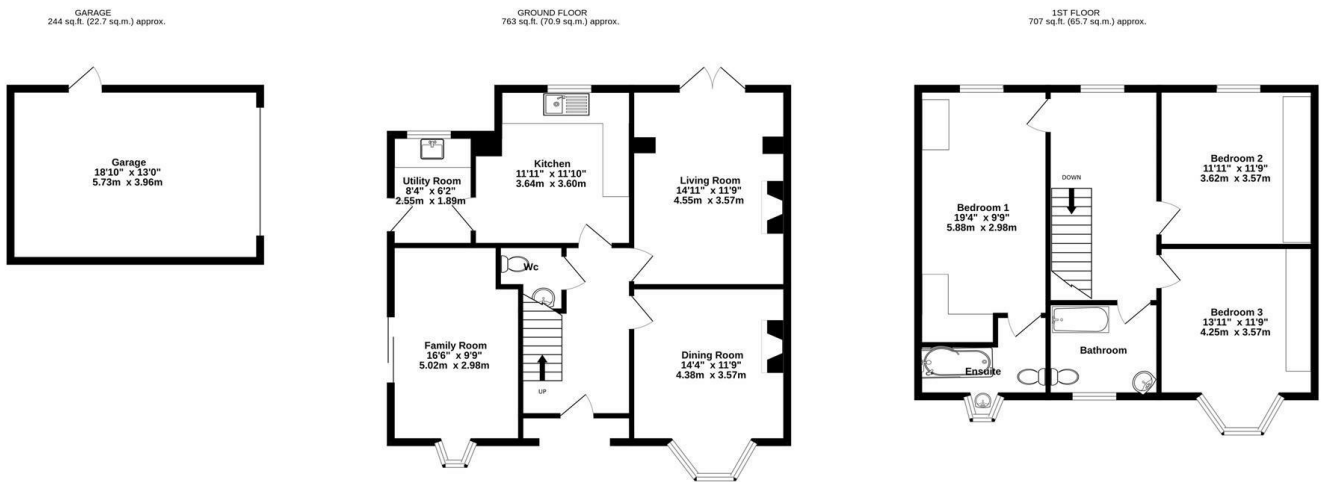
- Semi-Detached Home
- Attractive Rear Garden
- Convenient Location
- Three Double Bedrooms
- Separate Garage
- Master Bedroom with En-Suite
- Large Driveway
- Three Reception Rooms



Directions



Floor Plan



TOTAL FLOOR AREA: 1714 sq.ft. (159.3 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.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	