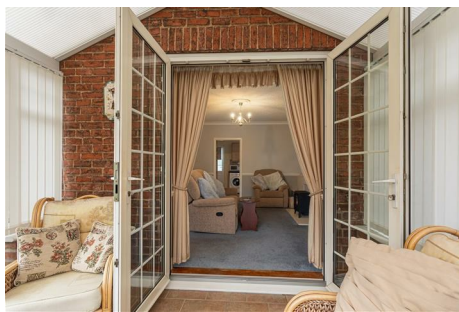


N A I S H
E S T A T E A G E N T S



Y O R K
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1 East Cottages, Shipton Road Shipton Road Clifton, York, YO30 5RH

A delightful three-bedroom end terrace house located on Shipton Road in the sought-after area of Rawcliffe, York. This property boasts three reception rooms, providing ample space for relaxing with family and friends.

The house features three well-proportioned bedrooms, offering comfortable living arrangements for a growing family or those in need of extra space. Situated on a large corner plot, this property benefits from wrap-around gardens, perfect for green-fingered enthusiasts or those looking to enjoy outdoor living in a private setting. The garage and off-road parking facilities cater to those with multiple vehicles, ensuring convenience and ease of access.

The property's ideal location in Rawcliffe provides a peaceful and picturesque setting, while still being within easy reach of local amenities and commuter links. This house is offered with no onward chain, making it an attractive option for those looking to move quickly and effortlessly into their new home.

Asking Price £350,000

1 East Cottages, Shipton Road Shipton Road

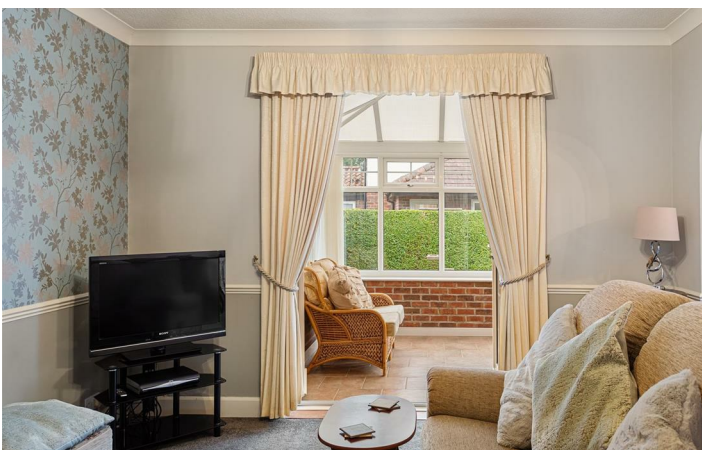
Clifton, York, YO30 5RH



- Three Bedrooms
- Gardens to the side, front and rear
- Garage & Parking
- Convenient Location
- Three Reception Rooms
- No Onward Chain

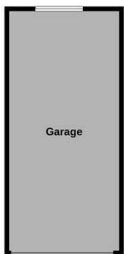


Directions

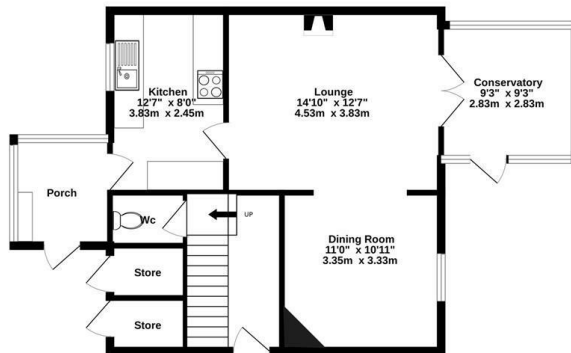


Floor Plan

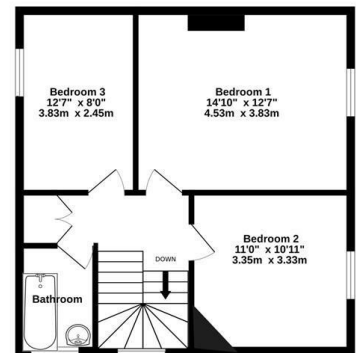
GARAGE
9 sq. ft. (0.9 sq. m.) approx.



GROUND FLOOR
670 sq. ft. (62.3 sq. m.) approx.



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



TOTAL FLOOR AREA: 1204 sq.ft. (111.9 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	