



## Shipton Road, Skelton, York Price £325,000

A generously sized mid terrace home offering four well-proportioned bedrooms in this popular location with quick and easy access to A19, outer ring road and York City Centre.



A uPVC door leads into the entrance porch and through into the sitting room. The sitting room is of a generous size with a bay window to the front elevation and feature log burning stove positioned centrally within the room.



Timber flooring from the sitting room leads through into the kitchen which has both base and wall storage units. There are timber preparation surfaces which incorporate a 1 1/2 sink with drying area and a 4 ring electric hob and fitted oven. The kitchen has a useful understairs storage cupboard as well as space for a freestanding fridge/freezer.

Double doors from the kitchen lead into the rear conservatory which has French doors to the garden.

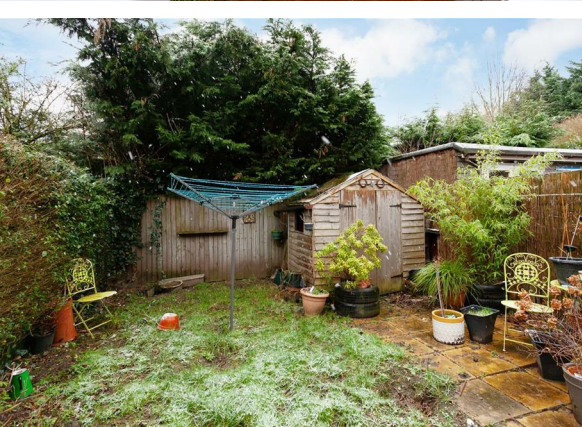


To the first floor are three well-proportioned bedrooms and the house bathroom which comprises a three-piece including bathtub with dual shower head over, low flush WC and wash hand basin.

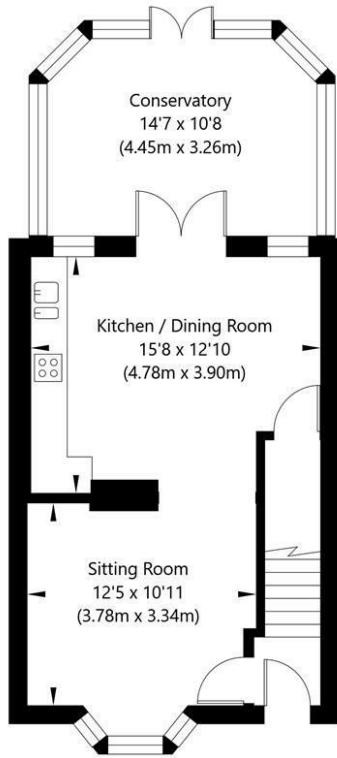
There is a further double bedroom located on the second floor with separate WC & wash hand basin.

To the outside the property has an enclosed rear garden with both lawned and patio areas.

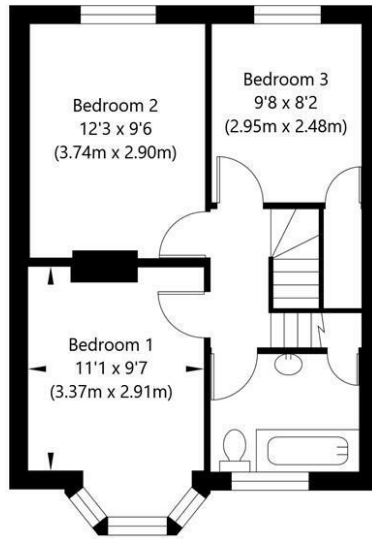
It is therefore, as agents, that we strongly recommend an internal inspection to truly appreciate what this property has to offer.



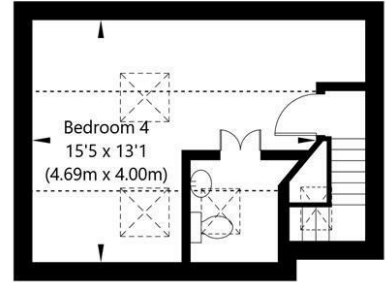
Fairfield Cottages, Shipton Road, York, YO30 1XW



Ground Floor  
GROSS INTERNAL FLOOR AREA  
APPROX. 556 SQ FT / 51.7 SQ M

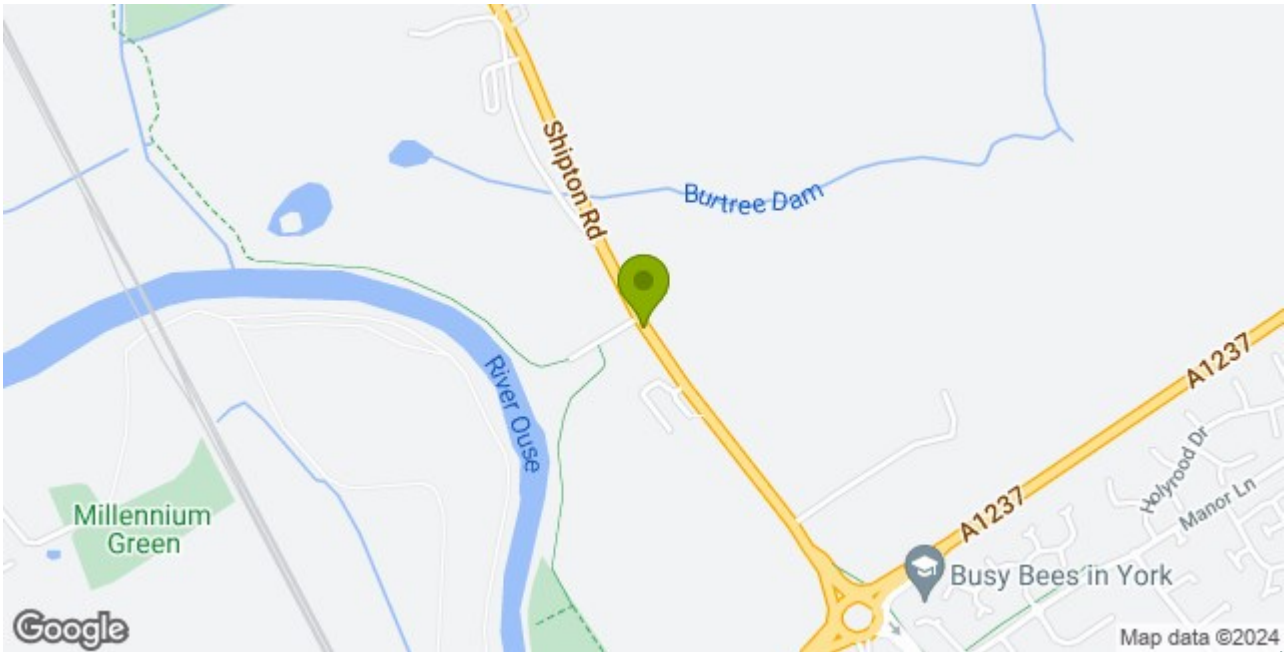


First Floor  
GROSS INTERNAL FLOOR AREA  
APPROX. 448 SQ FT / 41.63 SQ M



Second Floor  
GROSS INTERNAL FLOOR AREA  
APPROX. 231 SQ FT / 21.5 SQ M

NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
APPROXIMATE GROSS INTERNAL FLOOR AREA 1235 SQ FT / 114.83 SQ M  
All measurements and fixtures including doors and windows are approximate and should be independently verified.  
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