



## Shipton Road, York £600,000

A wonderfully presented semi-detached home which has been comprehensively upgraded throughout in this highly sought-after location benefiting from a generously sized garden to the rear.



Upon entering the property is a good-sized central hallway with stylish tiled flooring and useful storage cupboard.

Accessed off the hallway is the property's kitchen which has a combination of base and wall storage units with timber preparation surfaces and tiled splashback. There is a feature Belfast sink, stable door to the side elevation and access door leading out to the rear garden. The kitchen has an integrated SMEG gas range cooker and fitted extractor fan over as well as having space for a freestanding fridge/freezer, washing machine and drier.

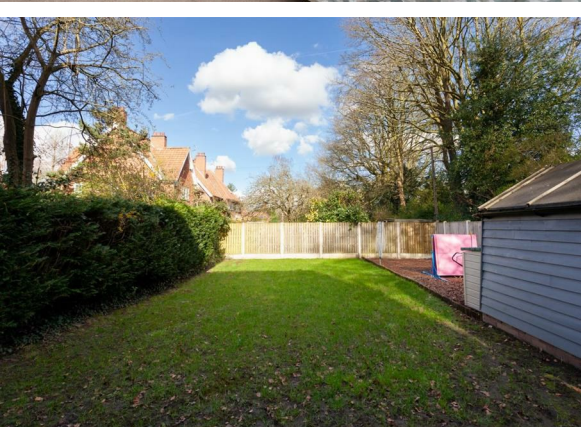


The property has two generously sized reception rooms with the current vendors using the room located towards the front of the house as a dining area with feature open fireplace and bay window. Sliding doors lead through to the sitting room which has a further open fireplace with timber surround and tiled hearth. There are also fitted cupboards and French doors which lead out to the rear garden.



A turned staircase from the hallway leads up to the first floor landing and provides access to the property's three double bedrooms and the house bathroom. Bedrooms one and two both come with fitted wardrobes and bedroom three is currently used as a home office by the vendors.

The house bathroom is fully tiled and comprises a three-piece suite including corner bathtub with dual shower heads over, high level WC with pull chain, wash hand basin and heated towel rail.

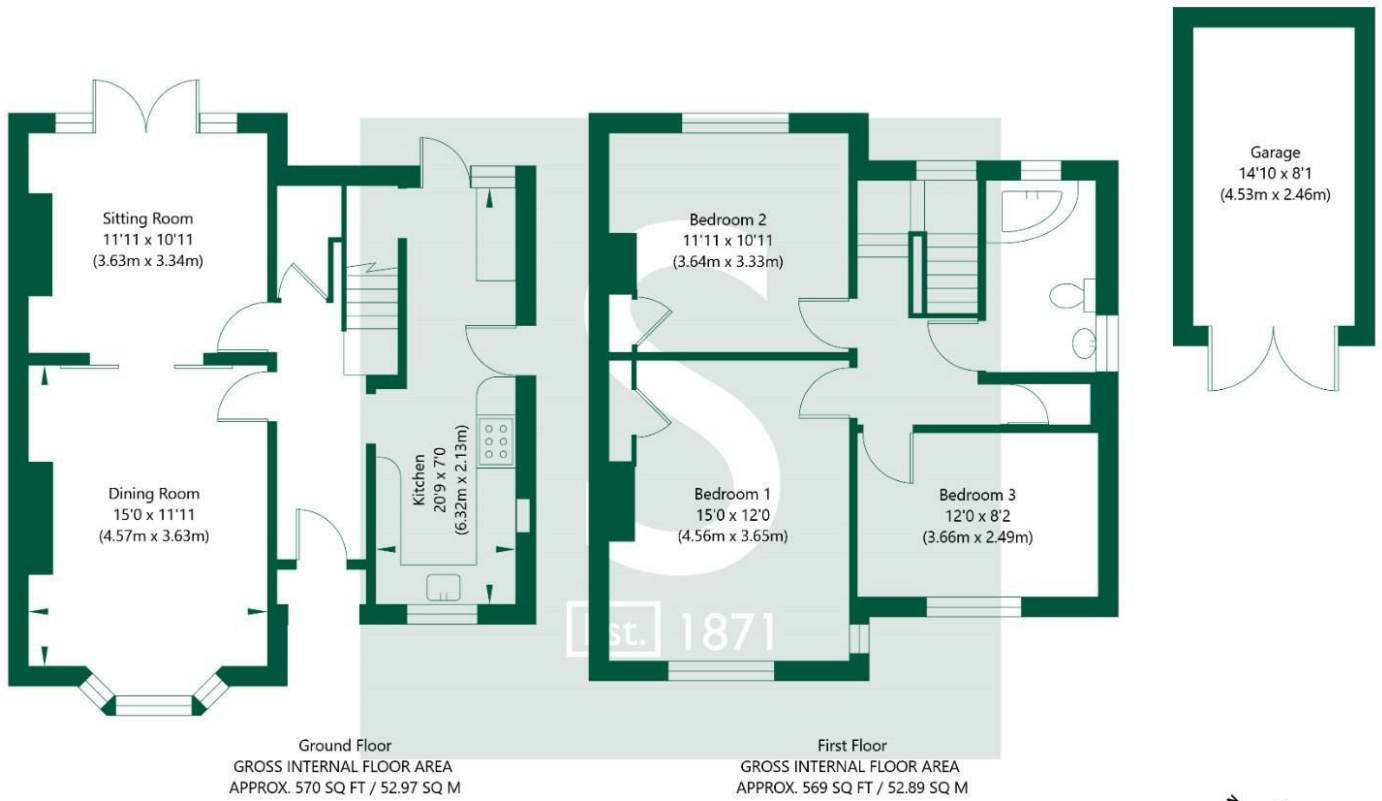


To the outside the property has well-maintained front and rear gardens which are predominately laid to lawn. The rear garden is enclosed and private with an additional patioed area directly to the rear of the property. There is also ample off-street parking and a timber framed garage.

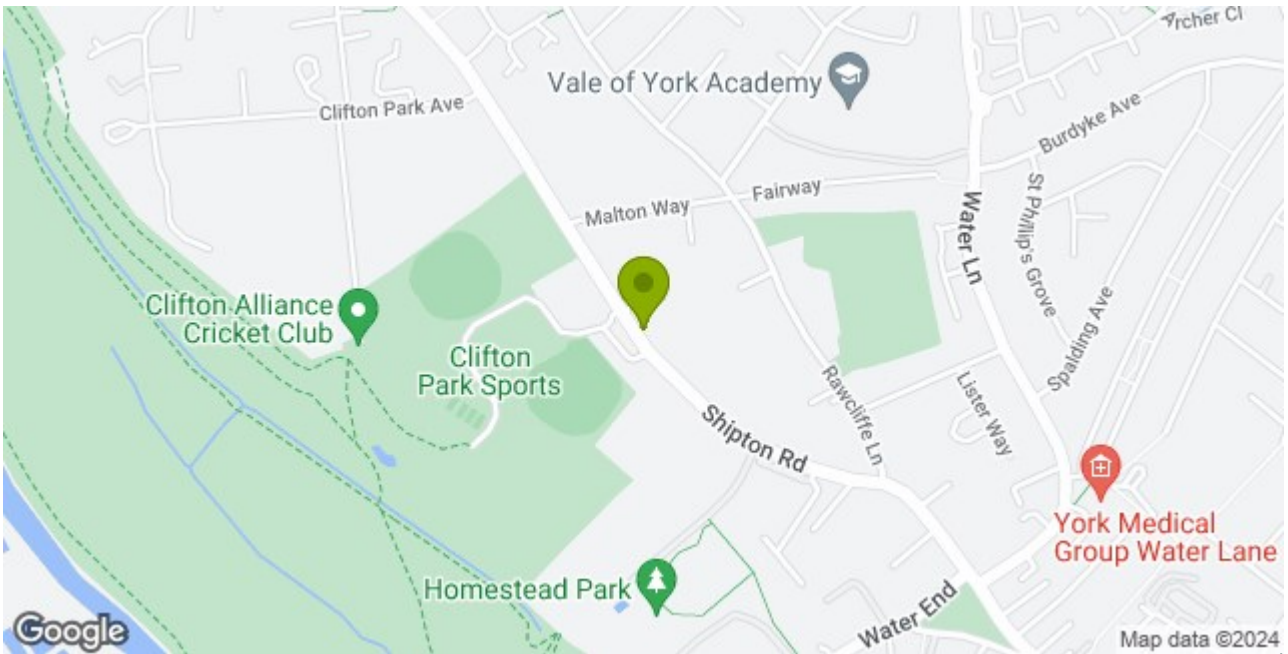
It is therefore, as agents, that we strongly recommend an internal inspection to truly appreciate what this property has to offer.



Shipton Road, York, YO30 5RF



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
 APPROXIMATE GROSS INTERNAL FLOOR AREA 1139 SQ FT / 105.86 SQ M - (Excluding Garage)  
 All measurements and fixtures including doors and windows are approximate and should be independently verified.  
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**Partners**

- J F Stephenson MA (cantab) FRICS FAAV
- I E Reynolds BSc (Est Man) FRICS
- R E F Stephenson BSc (Est Man) MRICS FAAV
- N J C Kay BA (Hons) pg dip MRICS
- O J Newby MNAEA
- J E Reynolds BA (Hons) MRICS
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- J C Drewniak BA (Hons)

**Associates**

N Lawrence

