

Blenkin

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CHARTERED SURVEYORS



272 SHIPTON ROAD · RAWCLIFFE · YORK





## 272 SHIPTON ROAD

Rawcliffe, York YO30 5RZ

York city centre 2 miles · Easingwold 10 miles ·  
Harrogate 20 miles · Leeds 26 miles

**Appealing semi-detached house  
with lovely gardens and garage**

Porch · staircase hall · kitchen · sitting  
room · dining room · conservatory

3 bedrooms · bathroom · separate wc

Front garden · rear garden · greenhouse

**For Sale Freehold**



This suburban York house dates from the early 1950s period with its attractive double storey bay and large picture windows. It is set back from the road and comes with attractive front and rear gardens, an ample drive and detached garage. Located just two miles north west of York city centre, 272 Shipton Road benefits from a number of local amenities including a riverside country park. This much loved family home is available on the market for the first time in nearly forty years.

- Mid-century, semi-detached house
- Internal accommodation of nearly 1200 sq ft
- Detached garage
- Beautifully planted front garden and rear garden
- Tucked away behind the main thoroughfare behind a deep green verge and hedgerow
- Opposite the green open spaces of Rawcliffe Country Park
- Close to Rawcliffe Park & Ride and bus stop
- Monks Cross just around the corner, York city centre 2 miles away

The sitting room has a charming south west facing bay window and gas fire housed in a timber fireplace. It is open plan to the dining room, thus creating a versatile 26 ft room. Sliding doors open onto the all-season conservatory with its oil-fired radiator which gives direct access to the rear garden. The well-equipped modern fitted kitchen has a double sink facing the rear garden, gas hob, raised double oven and useful door to the drive. On the first floor are two double bedrooms, both with wall-to-wall fitted wardrobes and a single bedroom. There is a separate wc and the house bathroom includes a bath with electric shower over.

## Outside

The house is set back behind a low brick wall and lovely front garden with a spring flowering cherry plum on the corner and colourful borders and shrubs surrounding an area of lawn. A five-bar gate opens to a block paved drive that gives access to the detached garage. Here is ample space for parking for three cars. The brick-built garage with pantile roof has power and light, up-and over doors, a large window and access door to the garden. The rear garden is both secure and enclosed. Its central lawn is edged by sculpted brick-edged beds that are abundantly planted and at the rear is a sheltered and paved sitting-out area that enjoys a south facing position. On the eastern boundary alongside the garage are a greenhouse with water butt and a timber shed. The garage benefits from external power sockets and a tap.

## Environs

Shipton Road/A19 is the thoroughfare into the city centre that meets tree-lined Bootham culminating at Bootham Bar on the city walls. The house lies close to the ring road and is highly convenient not only for access to York itself but also to the supermarkets, shops and amenities of Clifton Moor and Monks Cross. The A1(M), Harrogate and Leeds are all easily accessible.



**Tenure:** Freehold

**EPC Rating:** E (potential C)

**Services & Systems:** All mains services.  
Gas central heating.

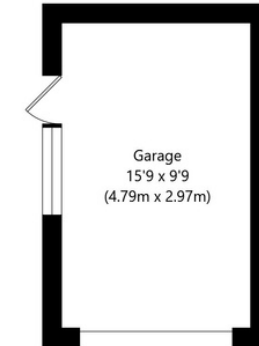
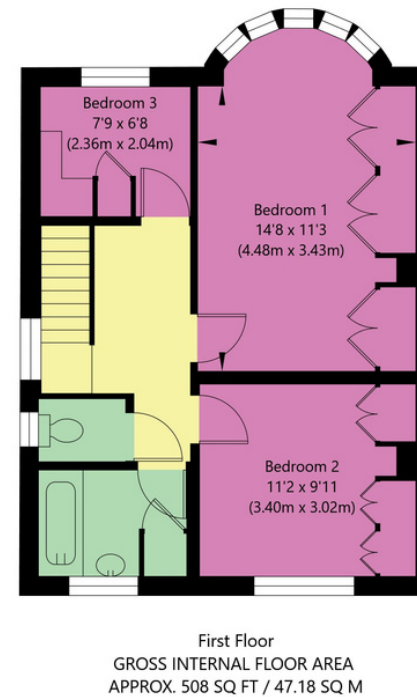
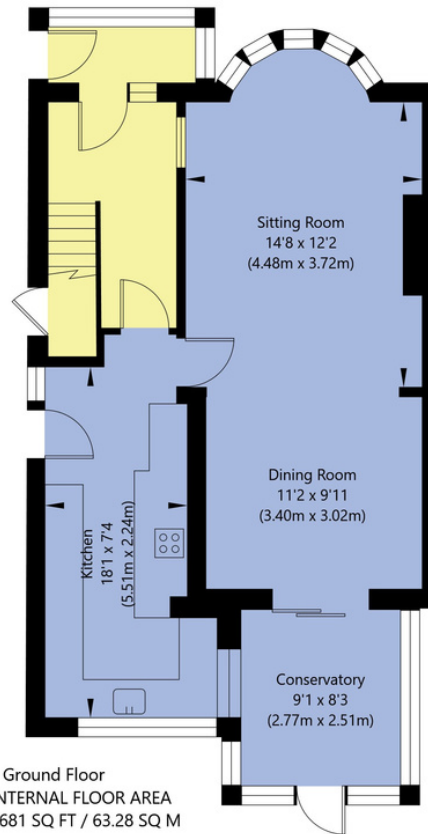
**Fixtures & Fittings:** Only those mentioned in these sales particulars are included in the sale. All others, such as fitted carpets, curtains, light fittings, garden ornaments etc., are specifically excluded but may be made available by separate negotiation.

**Viewing:** Strictly by appointment

**Local Authority:** City of York Council  
[www.york.gov.uk](http://www.york.gov.uk)

**Directions:** From the A1237 York ring road, head south on the A19/Shipton Road into York city centre, turn left on Manor Lane and immediately right. No. 272 Shipton Road can be found on an offshoot of Shipton Road on the left hand side.

272 Shipton Road, York, YO30 5RZ



**Energy Efficiency Rating**

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78   C
55-68	D		
39-54	E	49   E	
21-38	F		
1-20	G		

NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
APPROXIMATE GROSS INTERNAL FLOOR AREA 1189 SQ FT / 110.46 SQ M - (Excluding Garage)  
All Measurements and fixtures including doors and windows are approximate and should be independently verified.  
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City

Country

Coast