



## Shipton Road, , York, YO30 5RZ

- WELL PRESENTED
- FRONT AND REAR GARDENS
- POPULAR SCHOOLS IN THE AREA
- GARAGE
- GOOD LOCAL AMENITIES
- CONSERVATORY

**£400,000**



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## DESCRIPTION

A beautifully presented, three bedroom, semi detached home in the popular Rawcliffe area of York.

The property is accessed via an entrance porch which in turn leads to the hallway with stairs leading to the first floor.

There is a through lounge diner which is filled with natural light from a bay window to the front elevation and sliding doors to the rear which lead to the conservatory. A feature fireplace creates a focal point to the room.

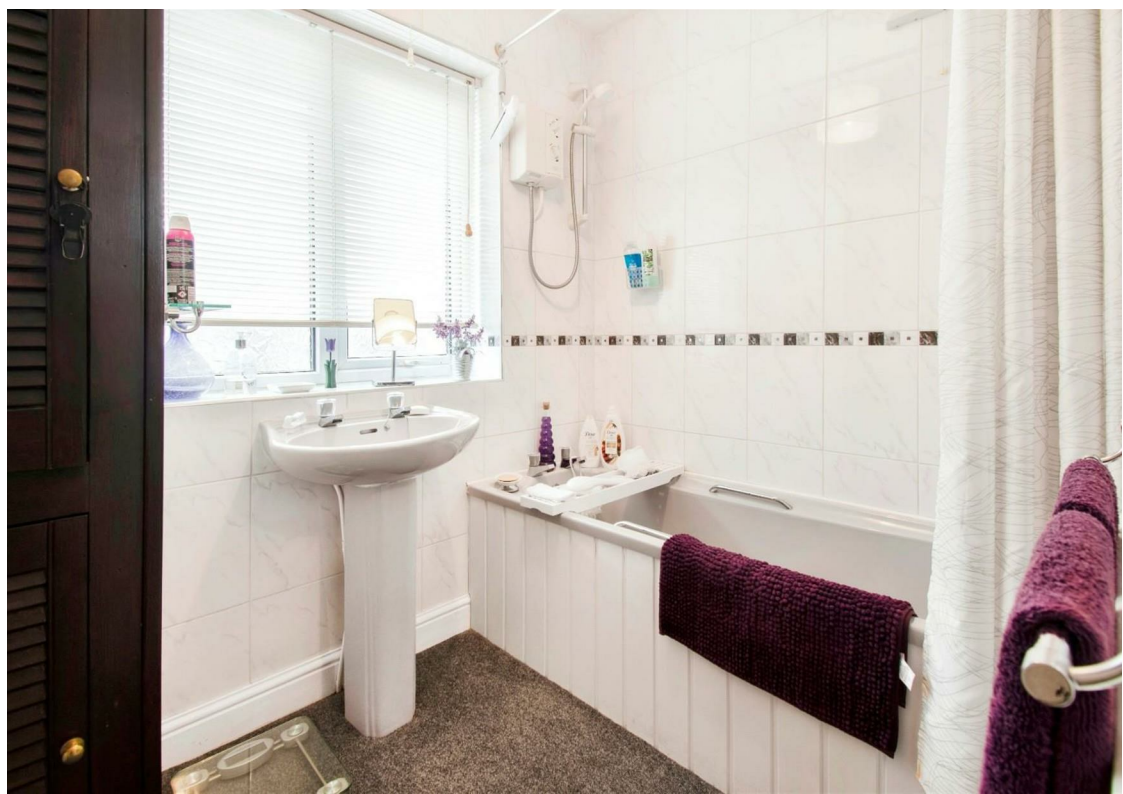
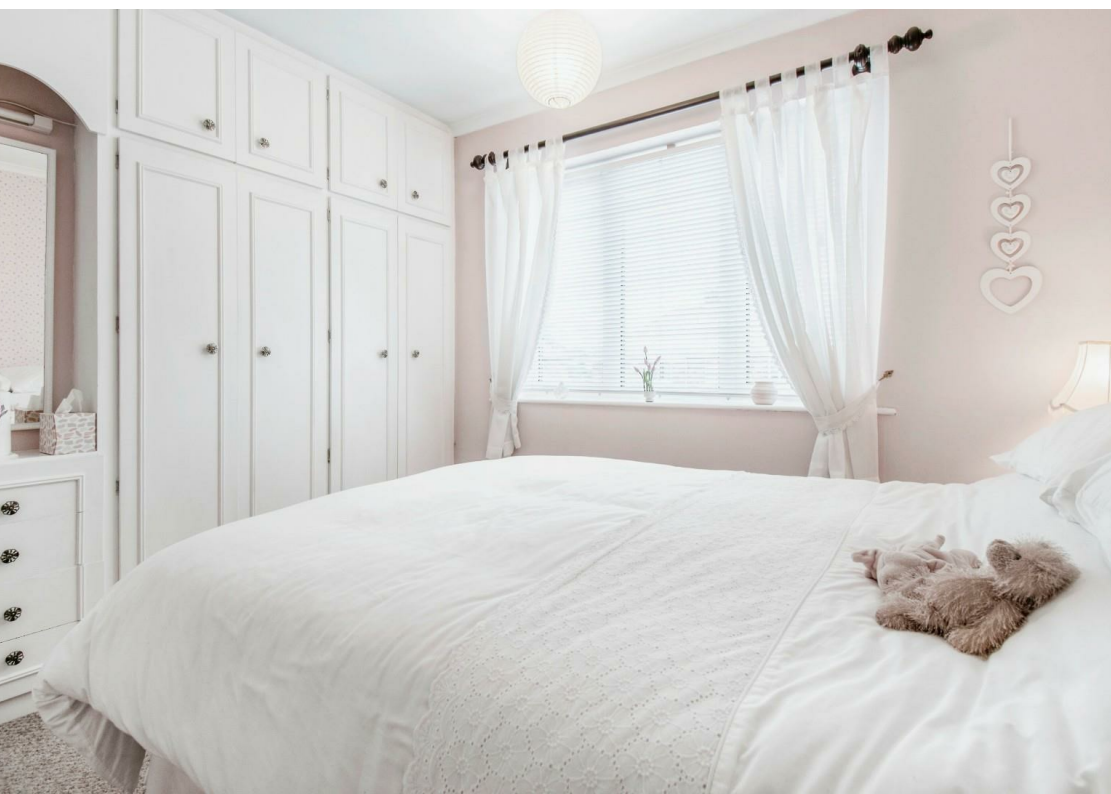
The kitchen features a range of base and wall units, integrated eye level oven and space and plumbing for free standing washing machine. An external door leads out to the driveway.

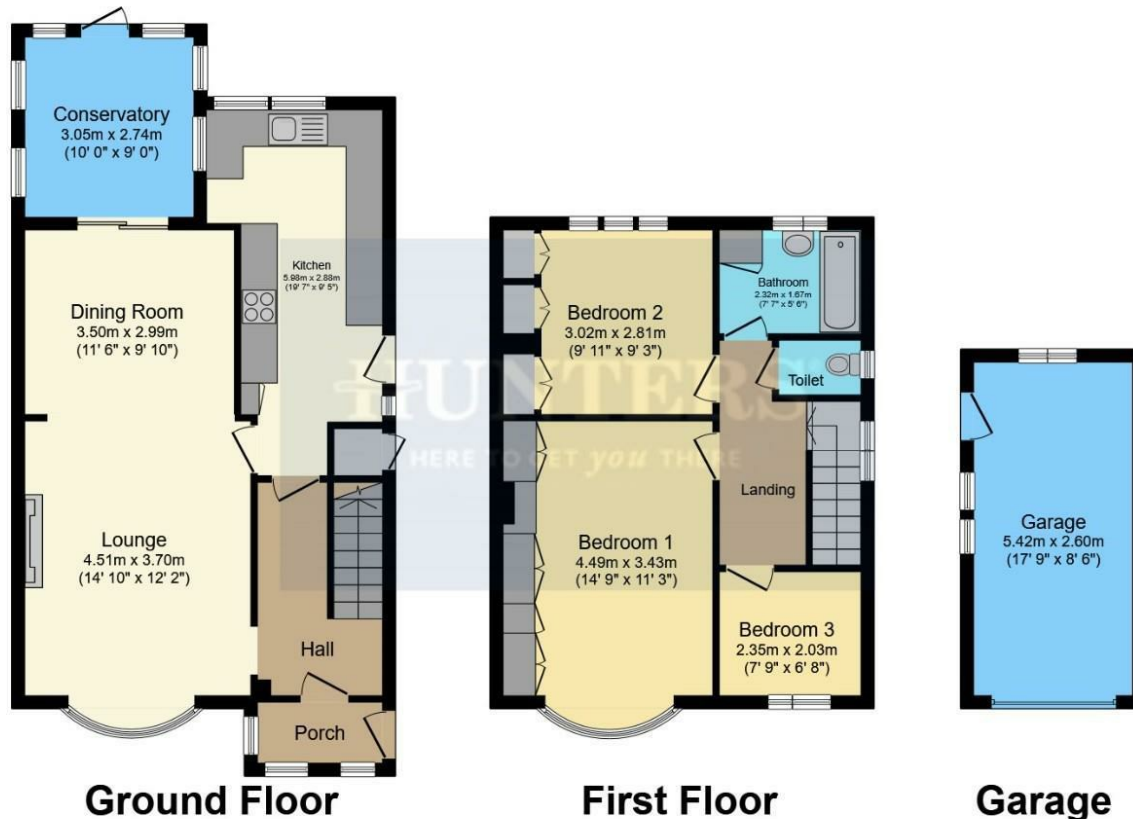
To the first floor you have three bedrooms, two of which have a good amount of fitted storage. The family bathroom completes the sink and bath with shower over, there is also a separate toilet.

Externally the property has a lawned front garden with attractive borders. A paved driveway provides off street parking for multiple vehicles and leads to the detached garage.

To the rear you have a beautiful lawned garden with patio seating area. Viewing of this property is highly recommended to truly appreciate all it has to offer.







Total floor area 122.0 m<sup>2</sup> (1,313 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

### Viewings

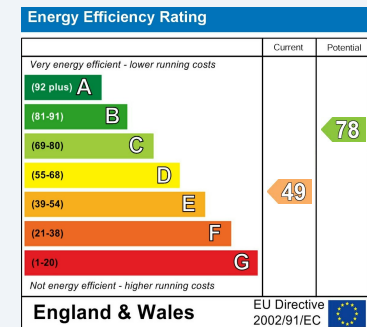
Please contact [york@hunters.com](mailto:york@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

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