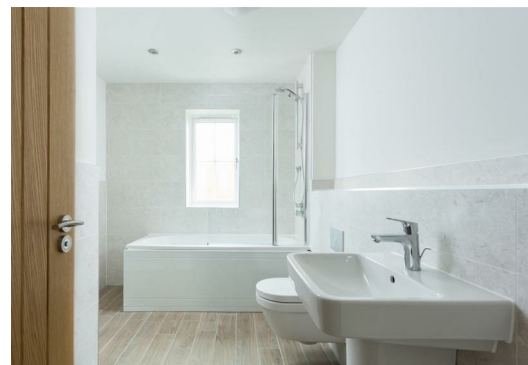




 **MULGRAVE**  
BORN AND BRED IN YORKSHIRE



## Main Street, Shipton by Beningbrough Guide Price £575,000

\*\*\* LAST REMAINING PLOT \*\*\* A fabulous 4 bedroom detached new home built by the highly regarded Yorkshire based developer, Mulgrave Properties. This energy efficient new home features a stunning 28'0" (8.54m) long dining kitchen, 2 versatile reception rooms and a stylish en-suite shower room to the principal bedroom.

\*\*\* PART EXCHANGE CONSIDERED \*\*\*

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## About The Developer

Mulgrave Properties are an independent York based award-winning developer who specialise in building high-specification new homes in well regarded rural locations across Yorkshire. Blending advanced technologies with both traditional and contemporary building materials, Mulgrave Properties are committed to delivering their customers a new home that is as energy efficient as it is luxurious.

For a limited period of time only, Mulgrave's incentives for buyers on this particular plot include "Stamp Duty Paid" saving you £21,497 on your purchase costs. Part-exchange on your current home will also be considered.

## Development Overview

The Galtres is a fabulous small development of just 10 energy-efficient new homes discreetly positioned off Shipton by Beningbrough's Main Street. All 10 of these stylish high specification homes have been designed using the most advanced building materials to ensure that the highest level of energy efficiency is embedded at the point of construction which is estimated to reduce energy bills by upto £2,200 a year compared to second-hand homes.

The village itself, around 3 miles north of Clifton Moor and York's outer ring road, benefits from a primary school, highly regarded village pub, active community centre, bowling green, children's play area and a sports field.

## Inside

A reception hall with cloakroom/wc leads off into 2 versatile reception rooms and a stunning 28'0" (8.54m) long dining kitchen featuring double doors off the dining area opening out into the rear garden and a luxurious kitchen boasting extensive worktops and a generous range of storage cupboards complemented by integrated appliances and a useful utility room leading off.

The first floor landing leads off into a principal bedroom with stylish en-suite shower room, 3 further bedrooms and a bathroom.

Other internal features of note include double glazing, gas fired central heating and a 10 year peace of mind structural warranty.

## Outside

The part walled rear garden comes ready turfed and features a paved seating area and a gate on the rear boundary providing access onto a tandem length drive and a brick built single garage with EV charging point.

## Services

We have been advised by the vendor that all main services are connected to the property.

## Energy Efficiency

This property's current energy rating is TBC.

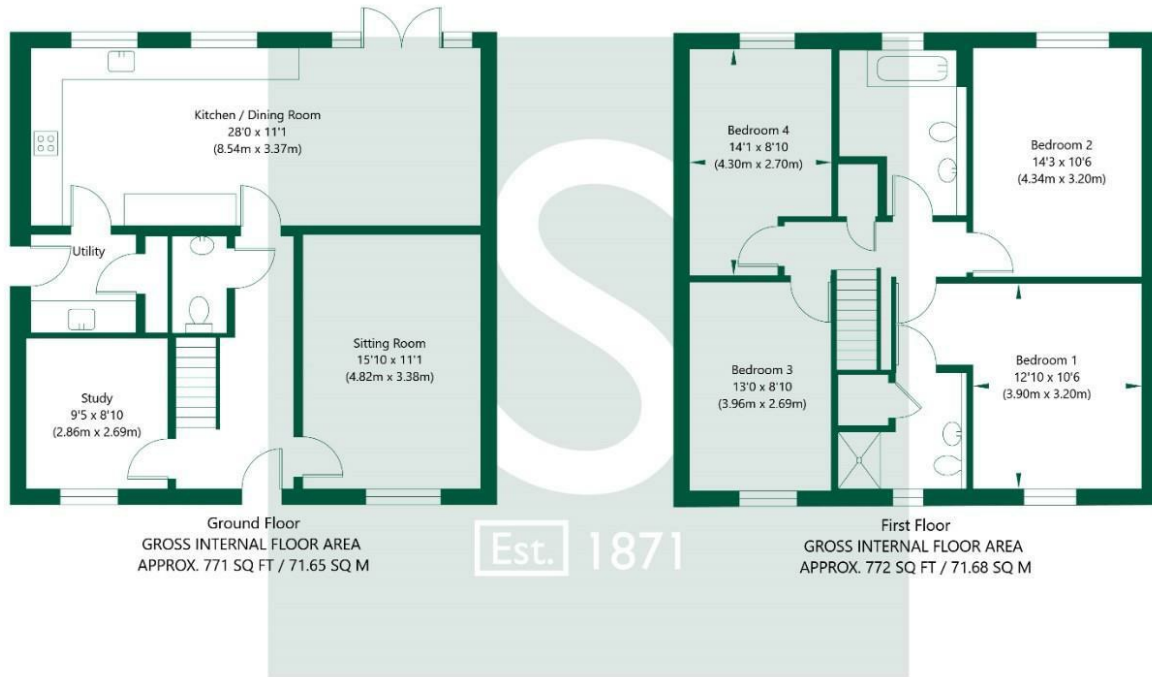
## Council Tax & Postcode

This property sits within North Yorkshire Council. The postcode for the property is YO30 1AB .

## Tenure

We have been informed by the vendor that the property is freehold.

Main Street, Shipton-by-Benningbrough, York, YO30 1AB



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
APPROXIMATE GROSS INTERNAL FLOOR AREA 1543 SQ FT / 143.33 SQ M  
All Measurements and fixtures including doors and windows are approximate and should be independently verified.  
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**Partners**

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- 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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**Associates**

N Lawrence

