



3 East Lane Cottages, East Lane, Shipton By Beningbrough, York YO30 1AJ Guide Price £319,950

A beautifully presented & surprisingly spacious 2 bedroom cottage located on the rural fringes of Shipton-by-Beningbrough yet under 4 miles north of Clifton Moor. Features include 2 formal reception rooms, kitchen, utility room and a versatile loft room, complemented by 2 separate gardens.

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Inside

A useful entrance porch opens into a delightful living room with wood burning stove and shelved recesses plus a separate dining room with understairs storage cupboard and a staircase rising to the first floor.

The well planned kitchen enjoys rear garden views and provides a generous range of base and wall storage cupboards and freestanding appliance space, complemented by a newly appointed utility room (December 2024) with rear garden access.



The impressive split-level first floor landing leads off into 2 bedrooms (1 with fitted wardrobes and a period cast iron fireplace) and a stylish bathroom with fitted storage and a shower over the bath.

A solid staircase off the landing leads up into a versatile loft room with exposed beams, access to under eaves storage space and double glazed skylight affording fabulous far reaching rural views towards the White Horse at Kilburn.

Other internal features of note include a gas fired central heating system to radiators and double glazing throughout.



Outside

The small cottage style front garden is complemented at the rear by a delightful lawned rear garden with slate chipped borders and a pathway leading up to a paved seating area and brick built storage shed with the potential to convert into a home office or studio.

Around a 90 yard walk away from the cottage off East Lane towards the village, is 2nd area of garden and a double width drive providing off road parking for at least 2 vehicles. The enclosed garden is wonderful and features a lawn, stocked flowerbed borders, small pond, storage shed and a timber built summerhouse.



Tenure

Freehold

Services/Utilities

Mains gas, electricity, water and sewerage are understood to be connected.

Broadband Coverage

Up to 76* Mbps download speed

*Download speeds vary by broadband providers so please check with them before purchasing.

Council Tax

C - North Yorkshire Council

EPC Rating

D

Current Planning Permissions

No current valid planning permissions

Viewings

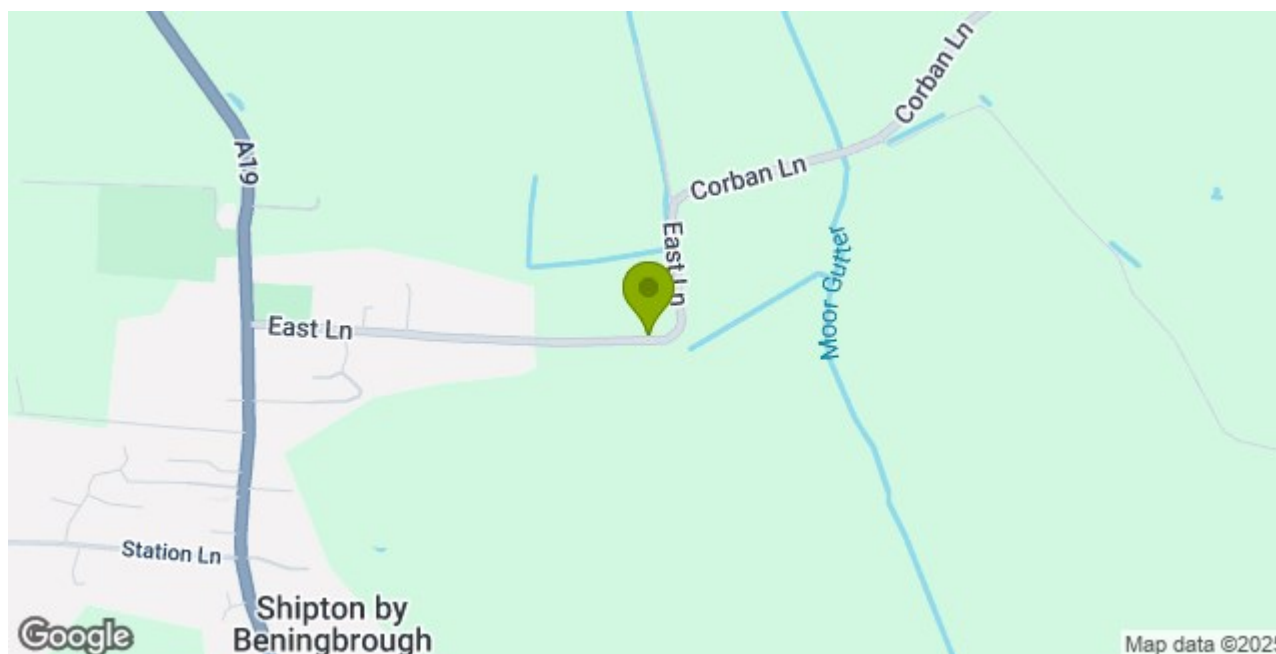
Strictly via the selling agent - Stephenson's Estate Agents, Easingwold



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NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 926 SQ FT / 86.1 SQ M - (Excluding Outbuildings)
All measurements and fixtures including doors and windows are approximate and should be independently verified.
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