



**7 Jubilee Close, Shiptonthorpe, YO43 3QR**

- Beautifully presented 4 bedroom family home
- Open plan kitchen diner
- Spacious living room
- Separate snug
- Large master bedroom with en suite
- Modern family bathroom
- Private rear garden with patio seating area
- Garage with power and lighting
- Off street parking for multiple cars
- EPC = C

## Guide Price £385,000

Conveniently located between the popular market towns of Pocklington and Market Weighton is this deceptively spacious and modern family home. The property is situated on a quiet close with its positioning meaning it is hardly overlooked. An early viewing is highly recommended to appreciate all that this house has to offer.

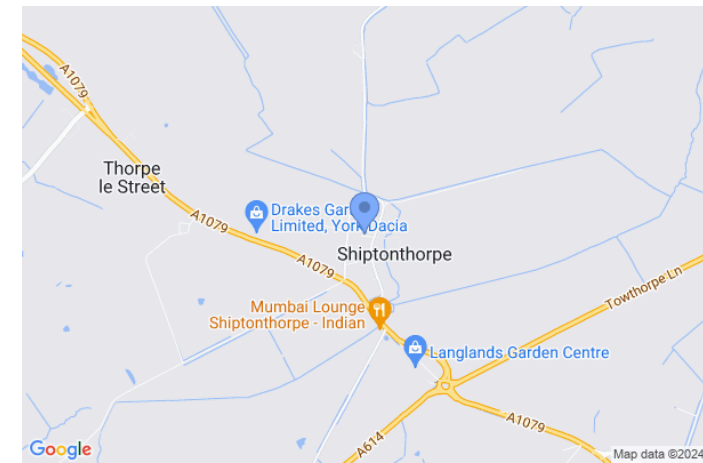
As you enter the property you find yourself in a spacious entrance hall with the snug to your left and downstairs w/c to your right. Stairs to the first floor lie ahead.

The kitchen diner follows where there is space for a dining table and chairs. An L-shaped worktop incorporates a 7 ring gas hob and oven, stainless steel sink with drainer and ample storage. Additionally, there is space for white goods and a large fridge freezer. Adjacent is a utility room providing extra storage as well as space for a washing machine and dryer.

Leading on from the kitchen diner is the living room which is light and spacious. Access into the rear garden is available from here via double doors. A separate office area completes the ground floor and is perfect for those who work from home.

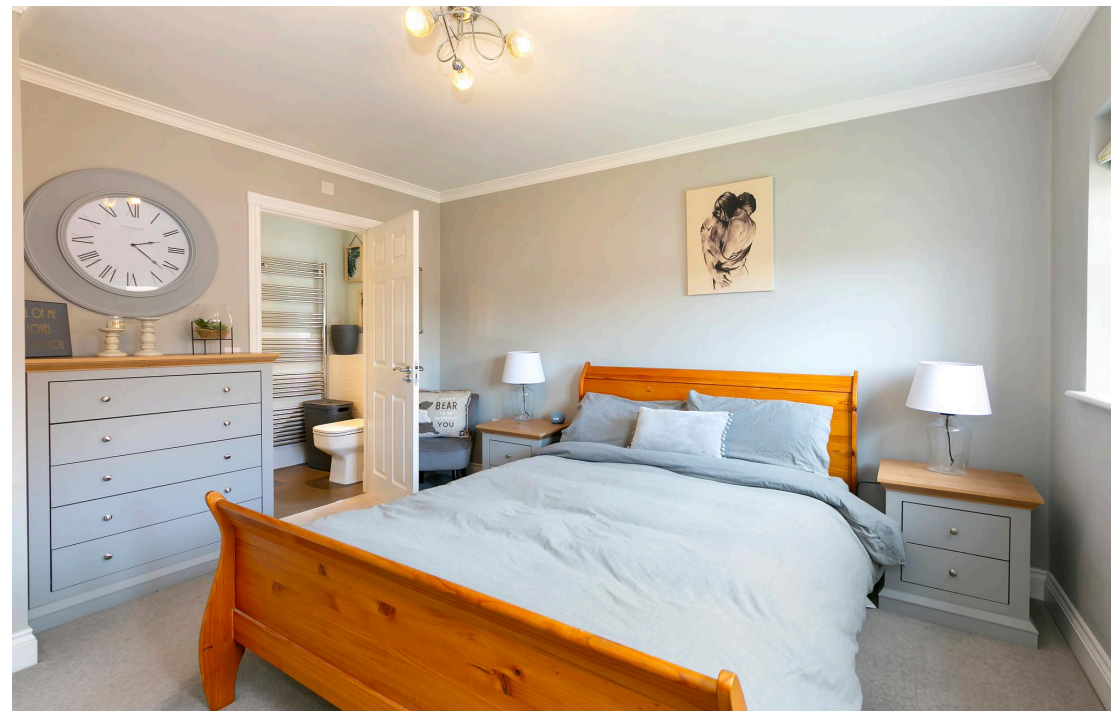
Upstairs there are four double bedrooms and a family bathroom which comprises a shower, bathtub, stand alone hand basin and w/c. The master bedroom offers a full wall of built in wardrobes and an en suite which comprises a walk in shower, hand basin with storage below, chrome heated towel rail and a low level w/c.

Externally, there is a private, enclosed garden with patio seating area which is perfect for those who like to entertain during the warmer summer months. The garage is accessible via the front driveway and back garden as well as the kitchen and offers both power and lighting. Off street parking for multiple cars is available to the front of the property.





**PRIVATE REAR GARDEN WITH A PATIO SEATING AREA**



**R M English Ltd, 2 Railway Street, Pocklington, YO42 2QZ Tel: 01759 303202**



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
		71	83

England, Scotland & Wales EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Ra		0	0
		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions			

England, Scotland & Wales EU Directive 2002/91/EC

Viewing strictly by appointment

Tenure Freehold

Council Tax Band E

Local Authority East Riding of Yorkshire Council

Services All mains services.



Address: 7 Jubilee Close, Shiptonthorpe, YO43 3QR  
Reference: 1848



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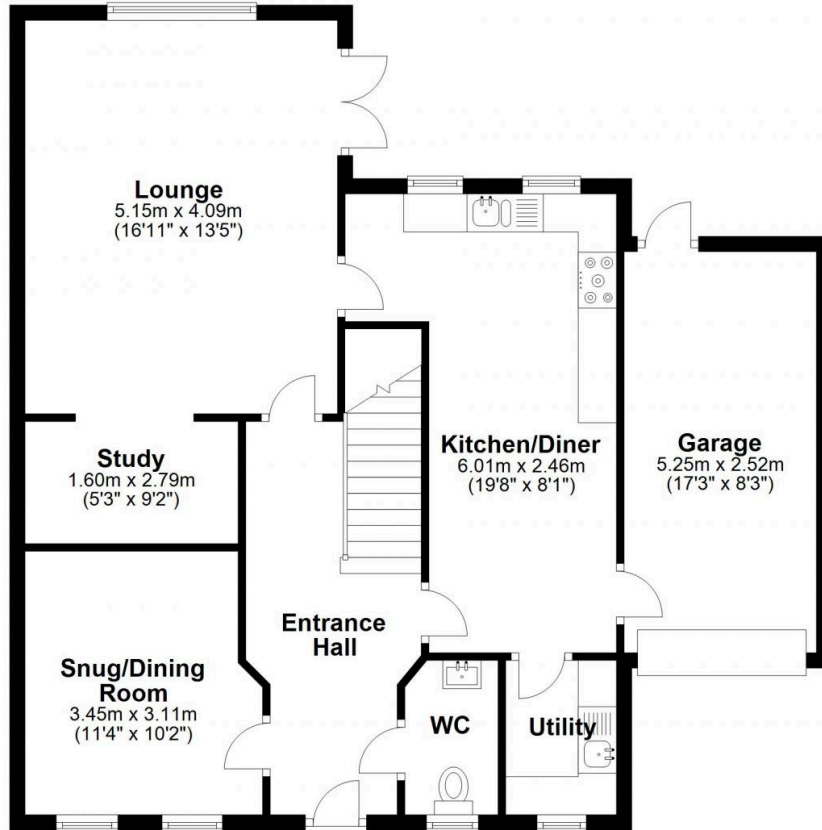


Offices in York, Pocklington and Market Weighton

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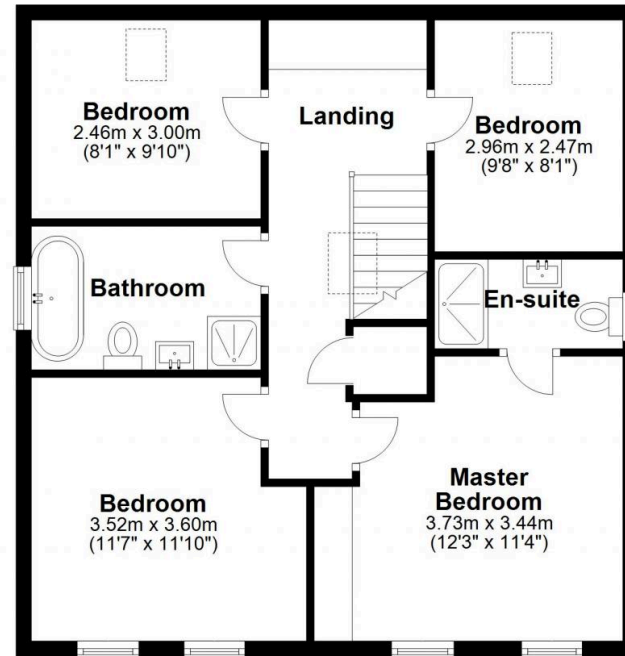
### Ground Floor

Approx. 86.0 sq. metres (925.3 sq. feet)



### First Floor

Approx. 62.9 sq. metres (677.4 sq. feet)



Total area: approx. 148.9 sq. metres (1602.7 sq. feet)

The total SqFt shown can include Garages & Outbuildings.  
Plan produced using PlanUp.

### 7 Jubilee Close

#### Disclaimer

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