



**6 Sandsfield Avenue, Shiptonthorpe, York, YO43 3PD**



• No Onward Chain • Fantastic renovation opportunity • Kitchen with pantry cupboard • Spacious living room • Workshop/store/w.c • Three double bedrooms • Family bathroom • Front and rear gardens • Off street parking • EPC = D

## Guide Price £160,000

Situated in the ever-popular village of Shiptonthorpe, this spacious three bedroom semi-detached property presents an exceptional opportunity for anyone seeking a renovation project with huge potential. With generous room sizes and a sizeable plot, the property is perfectly suited to buyers looking to create a fantastic, long-term family home. There is also clear scope to remodel or extend the property, subject to the relevant planning permissions, making it an exciting prospect for those with vision.

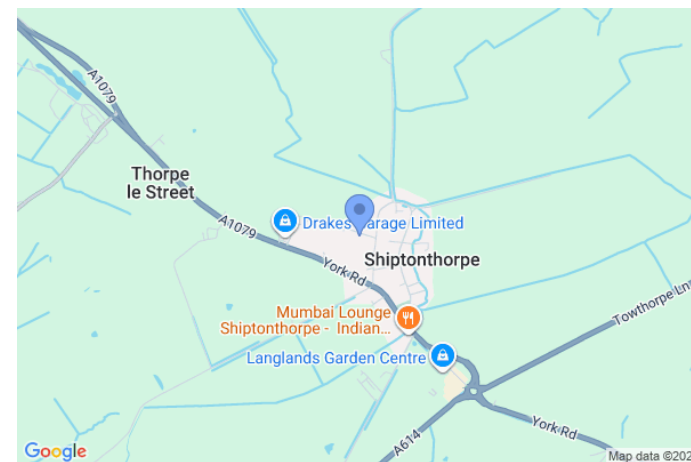
The ground floor offers a welcoming entrance hall leading into a bright and spacious living room, complete with patio doors that open onto the rear garden and allow plenty of natural light to flow through. The kitchen follows and benefits from a practical pantry cupboard and offers space for a dining table with chairs.

Additional downstairs space includes a workshop/store, old coal store and a downstairs w.c. These areas provide a superb opportunity to reconfigure the layout, perhaps creating a generous utility room, extending the kitchen or designing a modern open-plan family living space. There is also direct access to both the rear garden and the front driveway via two exterior doors, enhancing everyday convenience.

Upstairs, the property offers three comfortable double bedrooms and a family bathroom, all of which provide ample scope for modernisation and personalisation.

Externally, the property features a lawned front garden and a good-sized rear garden with open views, offering plenty of potential for landscaping, outdoor entertaining or further development. Off-street parking on the driveway adds to the practicality of the home, while the village location provides a peaceful setting with easy access to local amenities, transport links and surrounding countryside.

This is an excellent opportunity for anyone searching for a rewarding project. With its generous proportions, flexible layout and potential to extend (subject to planning), this property offers the chance to create a truly impressive family home in a desirable East Yorkshire location. Early viewing is strongly recommended to appreciate the scope on offer.







**NO ONWARD CHAIN**





**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		
		83
	56	
England, Scotland & Wales		
EU Directive 2002/91/EC		

Address:  
Reference: 2518

Environmental Impact (CO <sub>2</sub> ) Ra		
	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 B

Local Authority East Riding of Yorkshire Council

Services No central heating.  
Mains water, electric & drainage.



rmenglish.co.uk

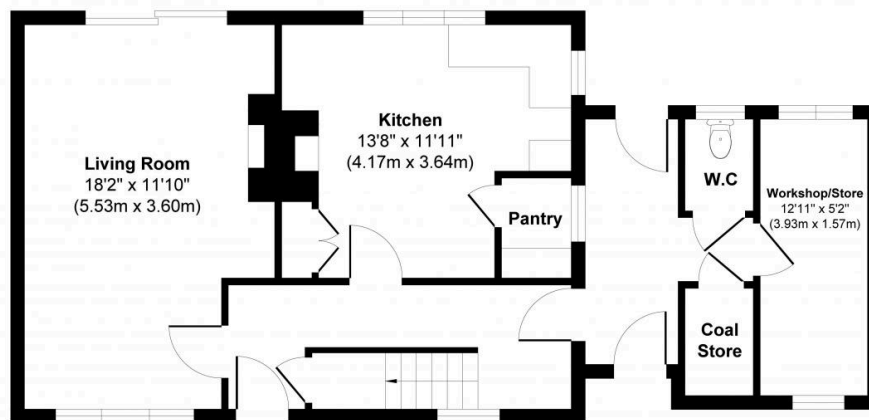
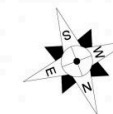


Offices in **York, Pocklington and Market Weighton**

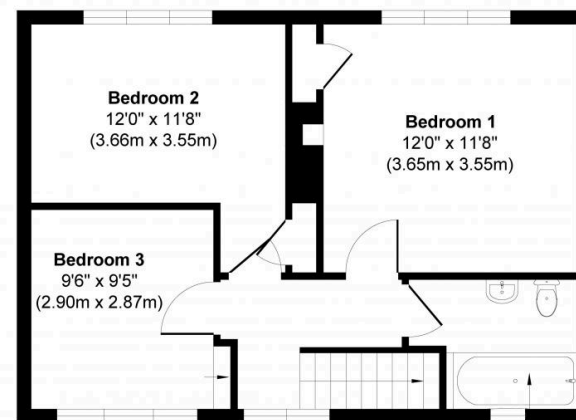
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**Approx. Gross Internal Floor Area 1007 sq. ft / 94.00 sq. m**



**Ground Floor**  
**Approximate Floor Area**  
**590 sq. ft**  
**(54.97 sq. m)**



**First Floor**  
**Approximate Floor Area**  
**417 sq. ft**  
**(39.03 sq. m)**

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#### Disclaimer

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