

AVAILABLE END OF MAY!

This fabulous 3 bedroom, mid terrace house has just become available in the sought after location of Clifton, with a host of local amenities and transport links right on your doorstep.

As you enter the property, you're greeted by a large reception room with lots of gorgeous period features and a tastefully decorated dining room. Both of which host plenty of natural light. The galley kitchen houses handy storage space with an integrated fridge freezer, leading onto a downstairs WC.

Upstairs, you will find a spacious master bedroom and second, double bedroom both benefitting built in storage. This pairs nicely with the large family bathroom, including separate bath and shower.

On the third floor, you will find an attic room which is ideal for storage or an office space, including a sky light and convenient WC.

Available end of May. EPC Rating D Council tax band B.



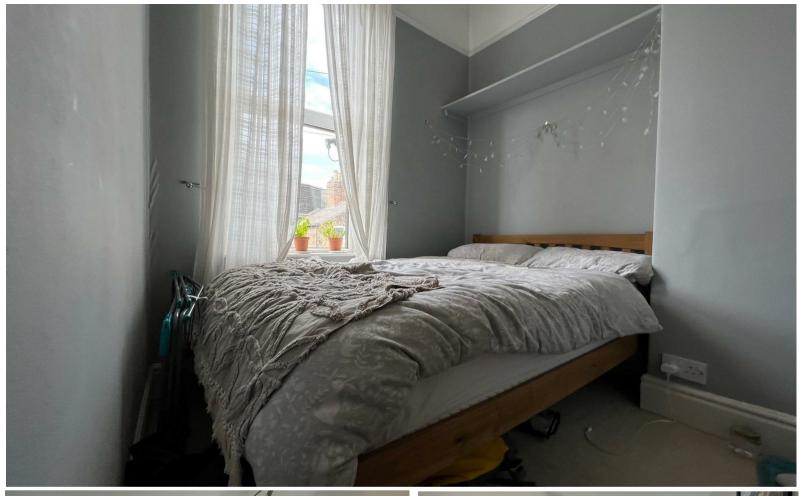
















LOCATION FLOOR PLAN Shipton Rd Ground Floor 401 sq.ft. (37.2 sq.m.) approx. 2nd Floor 131 sq.ft. (12.2 sq.m.) approx. 1st Floor 336 sq.ft. (31.2 sq.m.) approx. Bedroom 2 8'10" x 7'4" 2.69m x 2.23m ⚠ Homestead Park Landing Burton Stone Ln Attic Room 12'6" x 6'8" 3.81m x 2.03m 13'11" x 9'11" 4.24m x 3.02m Lounge 14'11" x 13'10" 4.54m x 4.21m Coople Dining Room 10'6" x 9'11" 3.20m x 3.02m Map data @2025 **Energy Efficiency Rating** Potential Very energy efficient - lower running costs **EPC** (92 plus) A 80 6 Rosslyn Street, York, Yo30 6lg (69-80) TOTAL FLOOR AREA: 868 sq.ft. (80.6 sq.m.) approx. 58 intempt has been made to ensure the accuracy of the floorping normanied here, measurement lower, cooks and any other ferms are approximate and no responsibility is taken for any error, chaser. The services, systems and appliances shown have not been tested and no guarante as to their operability or efficiency can be given. Made with Meteopro (2022) D (55-68) (39-54) (21-38) G

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Not energy efficient - higher running costs

England & Wales

EU Directive

2002/91/EC