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School Cottage Main Street, Shipton By Beningbrough, York,
YO30 1AA

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Asking Price £365,000

*** 3 BED SEMI DETACHED CHARACTER COTTAGE *** NO ONWARD CHAIN *** PART OF FORMER VILLAGE SCHOOL *** GRADE II LISTED *** PLENTY OF PERIOD FEATURES *** CENTRAL VILLAGE LOCATION *** BEAUTIFUL FRONT DOOR ***

We are delighted to market this pretty cottage in the heart of the popular village of Shipton by Beningbrough about 8 miles north of York city centre. Understood to have originally been the Headmaster's accommodation of the attached previous village school and boasts a wealth of period features and details to enjoy.

You enter the property via the beautiful front door and into a vestibule and then hallway with tiled floor that gives access to the sitting room and dining room and then the kitchen beyond. On the first floor are 3 bedrooms and the bathroom as well as an ensuite shower room. Outside is the garden to the front and a gated parking space and low maintenance outside space to the rear which is accessed via a neighbouring lane.

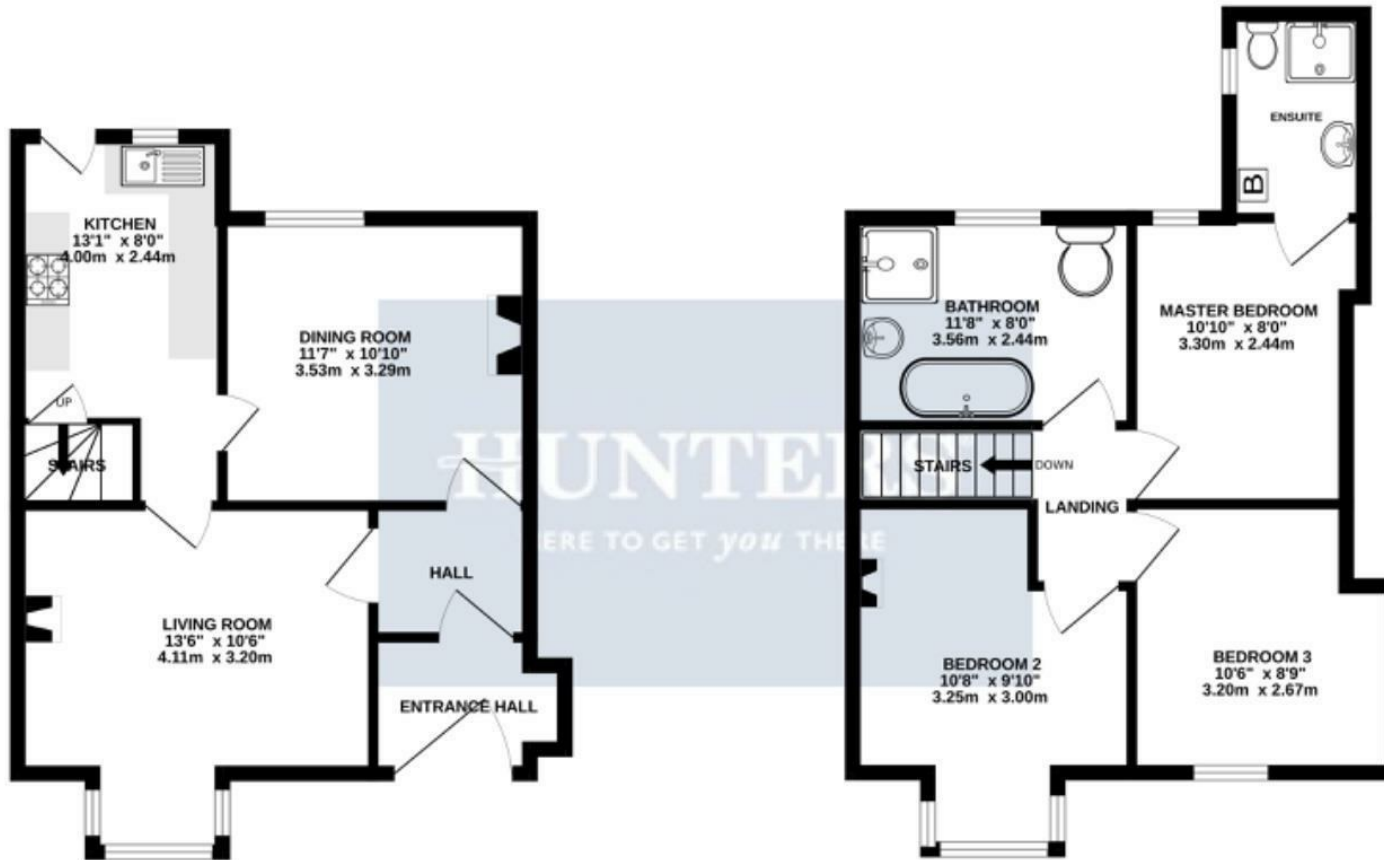
The Main Street of Shipton is located on the A19 giving easy access into York via car and also has a bus route with a well regarded Primary School in the village and catchment area for the Outwood Academy at Easingwold rated Outstanding by Ofsted in June 2022!

This property has a delightfully charming period feel with lots of potential to adapt to your style but holding on to the history of the village. This Freehold property benefits from gas central heating. The Council Tax is Band C. EPC rating D.

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GROUND FLOOR
439 sq.ft. (40.8 sq.m.) approx.

1ST FLOOR
453 sq.ft. (42.1 sq.m.) approx.



TOTAL FLOOR AREA : 892 sq.ft. (82.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D		59	
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

- **Grade II Semi Detached Character Cottage**

- **Ensuite Shower Room**

- **Enclosed Courtyard**

- **No Onward Chain**

- **House Bathroom**

- **EPC Rating to Follow**

- **Three Bedrooms**

- **Two Reception Rooms**

- **Council Tax Band: C (Hambleton / North Yorkshire)**

Entrance Hall

On entering the property from the front, The original period front door opens into an entrance lobby which has tiled flooring, this leads to a further inner hallway with access to a storage cupboard and there is also access into the living and dining rooms.

Dining Room

Situated to the property's rear elevation is a formal dining room with an open fireplace, a central heating radiator and a window to the rear elevation. There are doors providing access to the kitchen and the entrance lobby.

Living Room

The living room has a feature bay window to the front elevation, a log burner set in a brick fireplace with an oak beam and a central heating radiator. There is access to the kitchen and entrance lobby.

Kitchen

Situated to the rear elevation of the property, the kitchen is fitted with a range a wall and base units complimented with granite worktops with a sunken sink and mixer tap. There is an integrated gas hob with a filter hood above, an eye-level double oven and grill and space and plumbing for additional appliances. There are doors leading to the rear courtyard, living and dining rooms and stairs to the first-floor accommodation.

First Floor

The first-floor landing provides access to three bedrooms and a house bathroom.

Bathroom

The generously sized house bathroom is fitted with a free-standing roll-top bath, a separate walk-in shower, a pedestal hand wash basin and a toilet. there is also a central heating radiator and a window to the rear elevation.

Bedroom One

This bedroom currently accommodates a double bed, there is a central heating radiator and a window to the rear elation. This bedroom also benefits from having access to an ensuite shower room.

Ensuite

The ensuite shower room is fitted with a step-in shower cubicle, a hand wash basin and a toilet. There is also a central heating radiator and a window to the side elevation.

Bedroom Two

This bedroom currently accommodates a double bed. There is also built-in wardrobes, a feature bay window to the front elevation, a decorative fire place and a central heating radiator.

Bedroom Three

This bedroom currently accommodates a day bed along with other free-standing furniture. There is a central heating radiator and a window to the front elevation.

External

To the front of the property, the garden is mainly graveled for ease of maintenance with a path leading to the front door. The vendor is of the opinion that this could easily be changed to make additional off street parking.

To the rear of the property is an enclosed courtyard where there is also the addition of a useful brick-built store. The courtyard also provides a parking space with timber gates.

Disclaimer

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.









