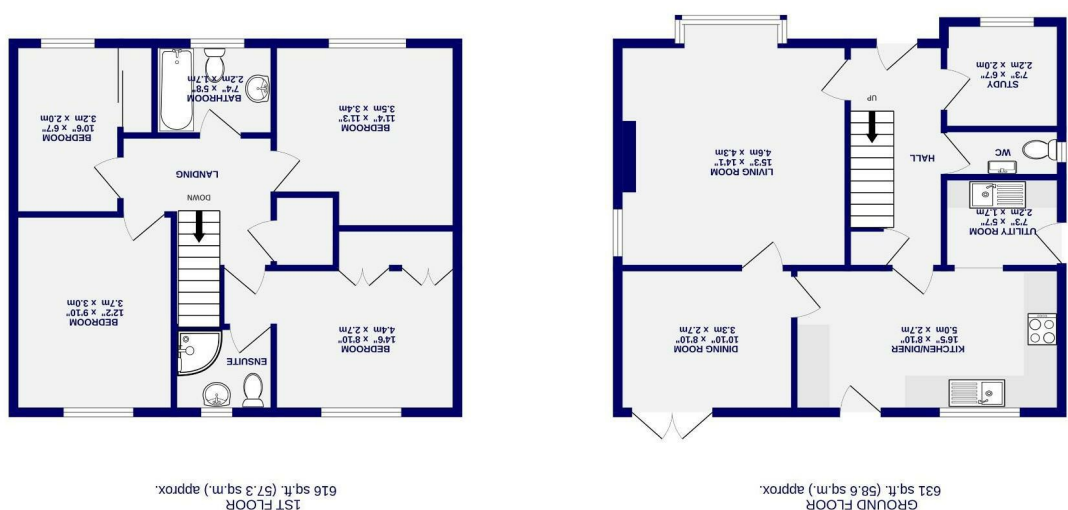


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- EPC - B
 - South Facing Aspect
 - Quiet Cul De Sac
 - Double Garage & Driveway
 - Two Bathrooms
 - Two Reception Rooms
 - Four Bedrooms
 - Substantial Family Home
- Council Tax Band - F
- Freehold
- YO30 5FT
- York
- Landau Close
- Off Shipton Road,



While every attempt has been made to ensure the accuracy of the floorplan, measurements of rooms and any other areas and dimensions, it is included in part the responsibility and liability of the owner. Floor area and measurements are taken for any error, omission or mis-statement. The plan is for illustrative purposes only and should be used as a guide only. The vendor, Ashtons, makes no warranty, representation or guarantee as to their accuracy.

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TOTAL FLOOR AREA: 1248 sq. ft. (115.9 sq.m.) approx.



Landau Close
Off Shipton Road, York
YO30 5FT

£575,000



Set at the head of this quiet cul-de-sac, and commanding a wonderful plot with a wrap round garden, double garage and expansive driveway, is this delightful family home that has been immaculately maintained throughout. Located off Shipton Road, and close by to the picturesque walks along Clifton Ings and the River Ouse, this property is surrounded by a wealth of local amenities, and is within easy access of York city centre and train station by both car and bus.

Internally the property offers wide entrance hall with a new oak staircase leading up to the first floor. To the right is the principle reception room with benefits from a large bay window allowing light to flood through. To the rear, and access jointly from the kitchen and living room, is the dining room which is well proportioned in size and benefits from French doors that open out to the mature rear garden. At the end of the hall, is the pristine kitchen which offers an array of high gloss Wren wall and base units with soft close doors creating a wealth of storage. To compliment the units are dark and stylish worktops with a brushed chrome finish along the edges. Well equipped throughout, the kitchen offers range of built in appliances, including an induction hob, electric oven, combination microwave, fridge, freezer and dishwasher. Conveniently there is a utility room off the kitchen which offers more worktop and appliance space, as well as access out to the side passage. The ground floor accommodation is completed by the study, under stairs cupboard and w.c./cloakroom.

On the first floor is a generous landing which provides access to four well proportioned bedrooms. The master bedroom, situated to the front of the property, benefits from a built in storage and an immaculately presented shower ensuite. The internal accommodation is completed by the three piece family bathroom.

Council Tax Band- F

