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66 Shipton Road, York

York

£840,000





An impressive 1920s four bedroom detached home with an enviable 200ft garden. With its close proximity to York city centre, 66 Shipton Road presents a fantastic opportunity for the discerning buyer and offers remarkable potential to develop further.

Upon entering the property, the hallway is spacious and inviting and provides access to the principal reception rooms. The lounge to the front elevation has a large bay window allowing an abundance of natural light to flood in, and includes decorative cornicing and a feature fireplace with wooden surround and marble hearth.

A further separate reception room, currently used as a study/snug, offers built in alcove storage and shelving, plus an open fireplace with cast iron grate and surround. This room flows seamlessly into the open plan kitchen/dining room through double wooden doors with glass panes.

The recently fitted kitchen features ample wall and base units, integrated appliances, eye level dual oven with separate hob, plus space for a fridge freezer. A kitchen peninsula offers extra storage and worktop space, with room for a large dining table and chairs beyond. French doors open up onto the glorious rear garden ready for al-fresco dining in the warmer months.

A separate utility room (with access to the garage) and downstairs cloakroom/WC complete the ground floor accommodation.

Upstairs to the first floor are three large double bedrooms and a single bedroom plus the advantage of two bathrooms. The house bathroom includes bath with shower over, with the recently updated additional bathroom boasting a further shower, sink and WC.

Externally to the front elevation, the property is proudly set back off Shipton Road and is accessed via a large gravelled driveway offering parking for multiple vehicles. Bordered by mature hedges and providing access to a single garage with timber doors, suitable for a further vehicle or storage.

To the rear is a truly remarkable garden offering privacy, tranquility and much of the days sun, with a large full width patio for ample seating options. The remaining garden is mainly laid to lawn, flanked with mature hedges, trees, shrubs and plants allowing nature to thrive. A useful summer house resides half way down plus a further shed for storage of garden accessories. Towards the far end is a vegetable garden and meadow area.

In summary, a rare opportunity to own a highly impressive property with a large garden close to York city centre. For those environmentally minded, the property has an air source heat pump providing the heating and hot water.

Council Tax band: E Tenure: Freehold



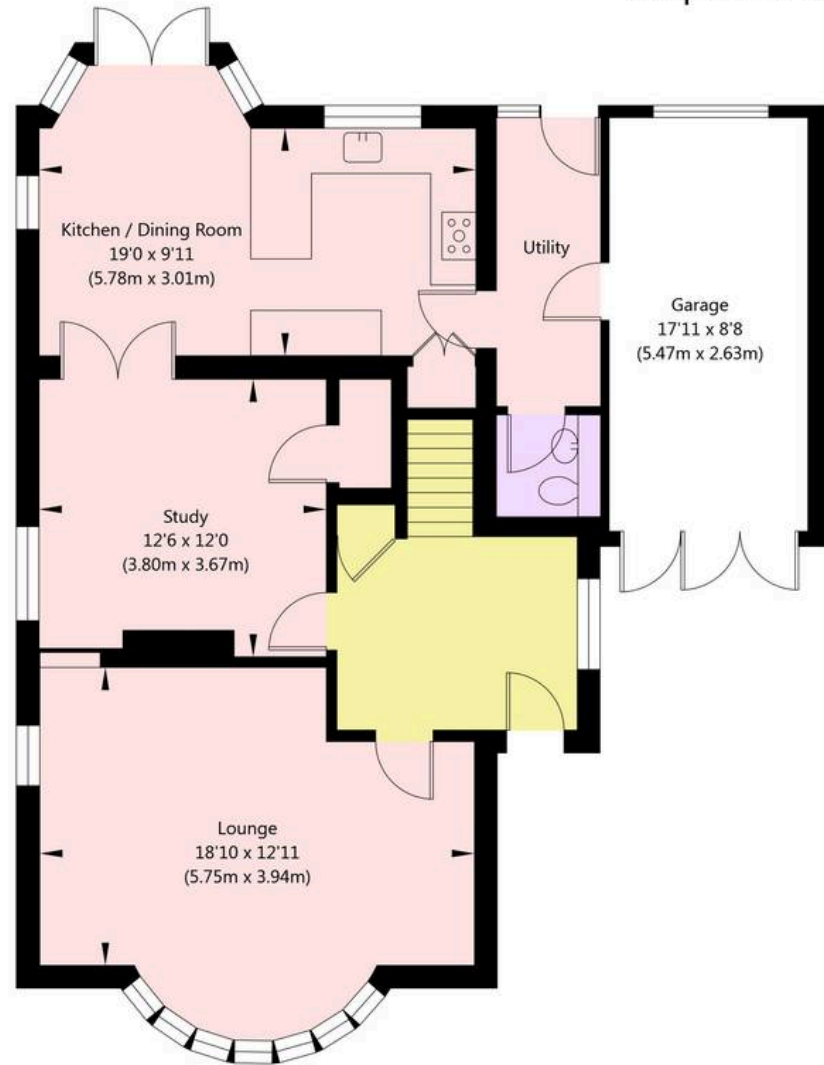




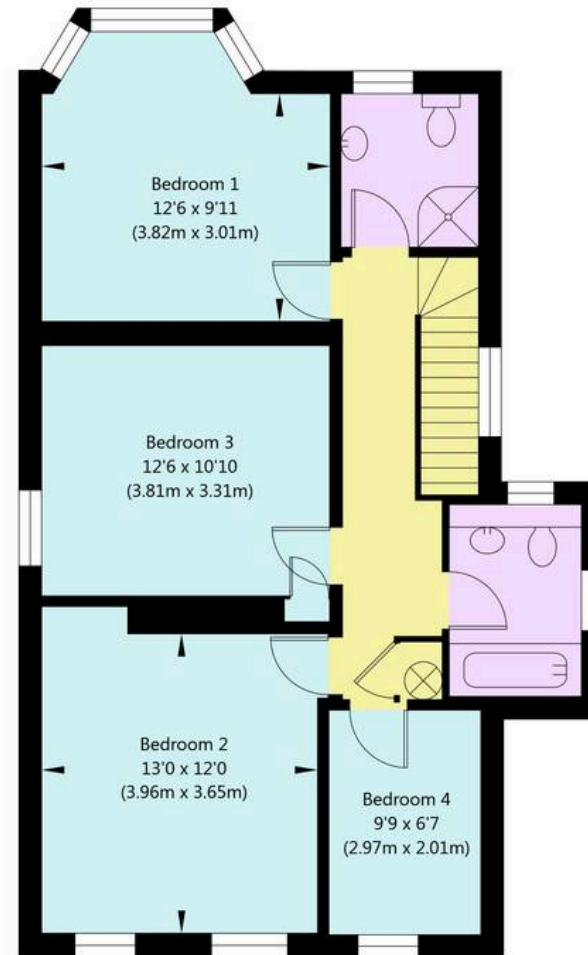




Shipton Road, York, YO30 5RQ



Ground Floor - (Excluding Garage)
GROSS INTERNAL FLOOR AREA
APPROX. 866 SQ FT / 80.44 SQ M



First Floor
GROSS INTERNAL FLOOR AREA
APPROX. 748 SQ FT / 69.49 SQ M

NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY

APPROXIMATE GROSS INTERNAL FLOOR AREA 1614 SQ FT / 149.93 SQ M - (Excluding Garage)

All measurements and fixtures including doors and windows are approximate and should be independently verified.

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