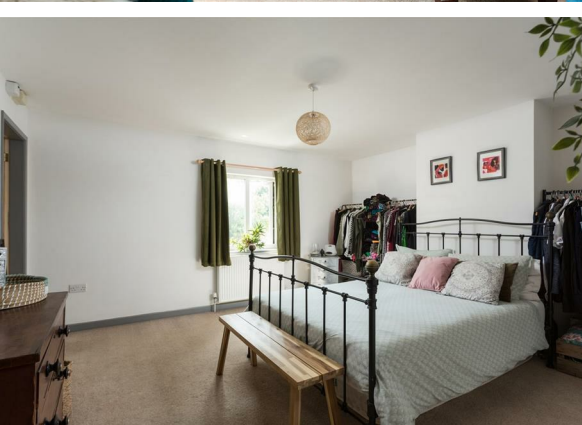




Moor Lane, Shipton By Beningbrough, York £350,000

A beautifully appointed period cottage offering charming accommodation with open views across fields to the rear, set within a peaceful semi-rural location.



Accommodation

The welcoming sitting room provides a spacious area for relaxation, featuring French doors opening onto the garden and a log burning stove recessed into the chimney breast, creating a wonderful focal point for the room. There is also a useful under stair cupboard.

The kitchen is appointed with a range of modern units complemented by ample work surfaces, integrated dishwasher, fridge and freezer and an integrated washing machine. There is also plenty of space for a dining table, making this a perfect spot for everyday meals or entertaining. To the rear, a useful porch provides access to the garden and additional storage space.

Upstairs, the property offers two double bedrooms, both spacious and bright. The master bedroom benefits from a stylish en-suite shower room appointed with a contemporary suite including a walk-in shower cubicle.

The family bathroom is equally impressive, fully tiled and designed to a high standard featuring a bath set within a tiled surround.

The property has fitted Solar Panels which supply the house with hot water.

Property Information

Tenure: Freehold

Services/Utilities: Mains Gas, Electricity and Water are understood to be connected. There is a septic tank located in the rear garden.

Broadband Coverage: Up to 8* Mbps download speed

EPC Rating: D

Council Tax: C - North Yorkshire

Current Planning Permission: No current valid planning permissions

Viewings: Strictly via the selling agent – Stephenson's Estate Agents - 01904 809900

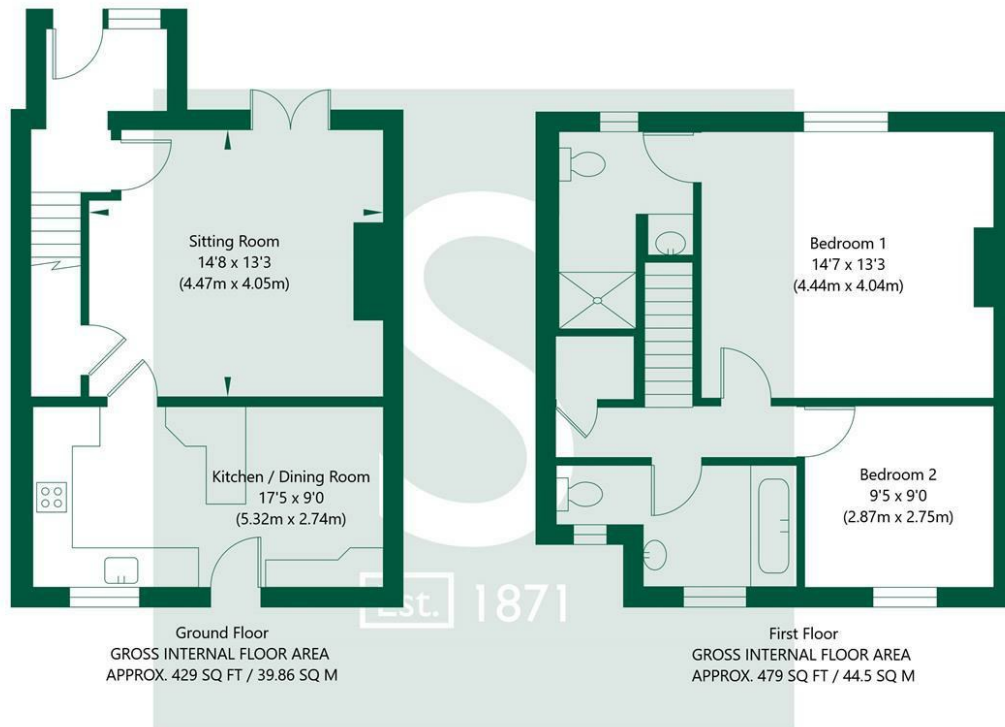
To The Outside

The property enjoys lawned gardens to both the front and rear, with mature fruit trees and shrubs providing privacy and a peaceful outlook. The rear garden is a particularly stunning feature of the home, offering a vast expanse of lawn bordered by established planting, creating a tranquil and secluded outdoor retreat. With far-reaching views over the surrounding open countryside from the front garden, the mix of spaces are ideal for relaxing, entertaining, gardening, or simply enjoying a morning coffee while soaking in the breathtaking scenery.

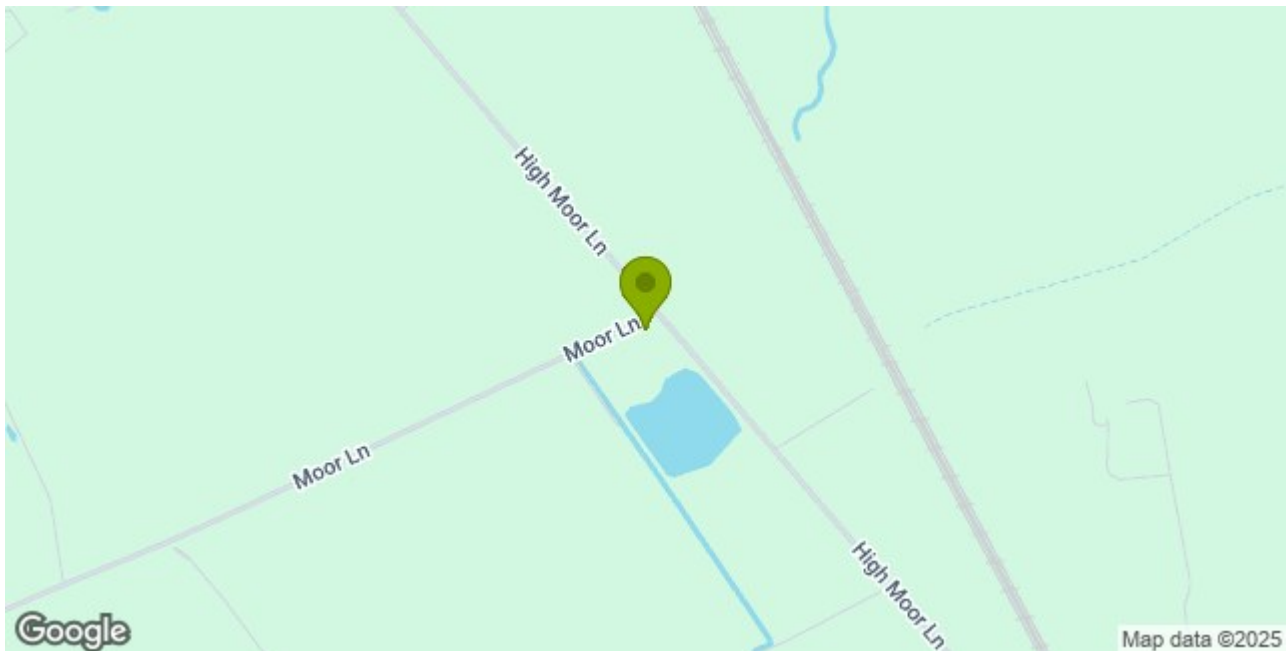
The outside also benefits from an outside tap, a garage with power and a generous driveway providing parking for three or more vehicles, ideal for visiting family, guests, or multiple household cars.

Properties of this standard and location are rarely available and internal viewing is highly recommended to appreciate the accommodation and lifestyle on offer.

Brickyard Cottages, Moor Lane, York, YO30 1AU



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 908 SQ FT / 84.36 SQ M
All measurements and fixtures including doors and windows are approximate and should be independently verified.
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