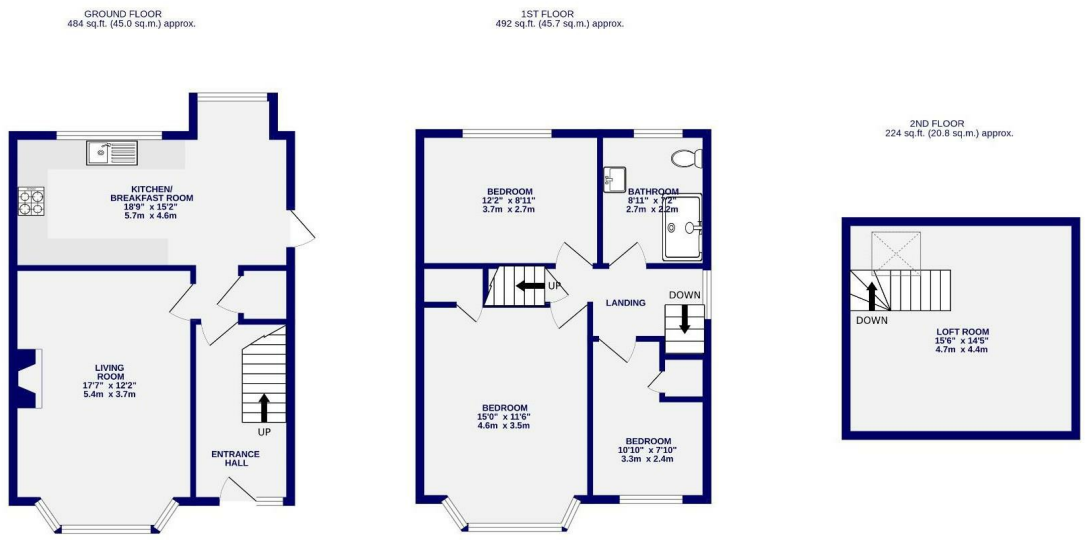
Shipton Road
, York
YO30 5RZ

Freehold
Council Tax Band - C

- Semi Detached Home
- Three Bedrooms
- Converted Loft Space
- Open Plan Kitchen Diner
- Garage & Driveway
- Enclosed Low Maintenance Garden
- Council Tax Band C
- EPC C



TOTAL FLOOR AREA : 1200 sq.ft. (111.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of rooms and any other items are approximate, If included in the plan the garage/stores will form part of the overall floor area 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.
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£350,000

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Situated in a popular and well connected residential location to the north of York, this beautifully presented three bedroom semi detached home has been thoughtfully extended to provide spacious and versatile accommodation across three floors. Blending character with modern family living, the property offers generous reception space, a stylish open plan kitchen and breakfast room, and an impressive loft room, making it an ideal home for growing families, professionals or those seeking easy access to York city centre, highly regarded schools, local amenities and excellent transport links.

Stepping inside, a welcoming entrance hall leads to a bright and spacious bay fronted living room, which fills the room with natural light, creating a comfortable space to relax and unwind.

To the rear, the open plan kitchen and breakfast room forms the heart of the home. Fitted with a range of contemporary units, generous worktop space and ample room for dining, it has been designed for everyday family life while providing a fantastic setting for entertaining.

The first floor offers two well proportioned double bedrooms alongside a versatile third bedroom, ideal as a child's room, nursery or home office. These are complemented by a modern family bathroom, finished in a timeless style with a contemporary three piece suite.

Occupying the second floor is a useful loft room, providing excellent additional space for hobbies, a home office or storage.

Externally, the property benefits from a low maintenance front garden and driveway providing off street parking, leading to an extended detached garage offering excellent storage, workshop space or potential for a variety of uses. The enclosed rear garden provides a private, easy to maintain outdoor space, perfect for relaxing, entertaining or spending time with family and friends.