



**Station Road, Shiptonthorpe, York, YO43 3PB**

- No Onward Chain • A beautifully presented modern family home • Kitchen with a range of appliances & a separate utility room • Living room with an electric fire • Dining room/home office • Walk in pantry & ground floor w/c • Four good sized bedrooms, one with an en-suite. Family bathroom • Fully enclosed rear garden • Single garage & off street parking on the drive • EPC = C

## Guide Price £399,950

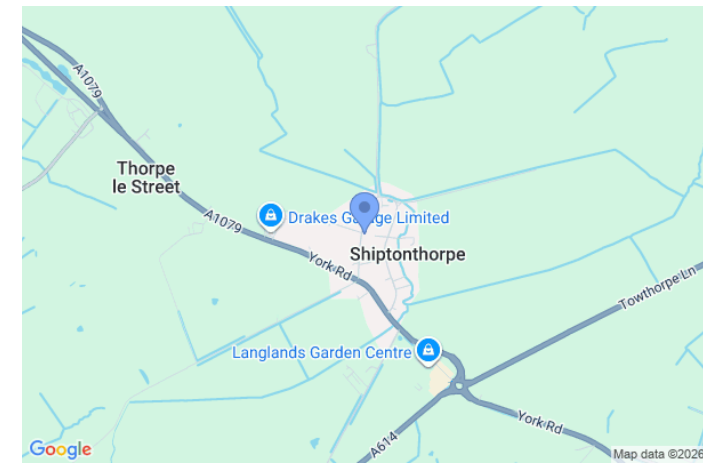
Shiptonthorpe is a charming and desirable village nestled in the East Riding of Yorkshire, perfectly positioned for commuters with easy access to York, Hull, and Leeds. Surrounded by scenic open countryside, the village offers a peaceful rural lifestyle while maintaining an excellent selection of nearby amenities. Residents can enjoy the convenience of a vibrant garden centre and a service station complete with a small supermarket for daily essentials. For a wider array of shopping, leisure and schooling options, the bustling market towns of Market Weighton and Pocklington are just a short drive away. The attractive exterior of the property is constructed from classic red brick, highlighted by an oak-framed storm porch sheltering the front door. A generous block-paved driveway with a lawn adjacent provides ample off-road parking, while the single garage provides covered parking.

Upon entering, the front door opens into a welcoming entrance hall that connects to versatile reception rooms. To the front of the house is a dedicated dining room or office, a bright, modern workspace featuring soft neutral décor and wood-finish flooring. Across the hall, a useful downstairs cloakroom with a w/c adds further convenience for busy households. The heart of the home is the expansive kitchen/diner which has been fitted with an extensive range of white storage units and complemented by contrasting worktops. It features integrated appliances including a high-level oven, a four ring gas hob, a multi-tier wine rack, dishwasher and a stylish black tap over the sink, all set against a neutral tiled splashback and terracotta-styled floor tiling. Directly off the kitchen lies a separate utility room, which is fitted with matching worktops and units, a second sink, a gas boiler and under-counter space for a washing machine and tumble dryer.

A substantial living room can be found at the rear of the property, which is both light and airy. This room features a continuous wood-finish flooring, an electric fire with a wooden mantle and plenty of space for large furnishings. French doors open out from the living room directly onto the garden, creating a seamless connection for indoor-outdoor entertaining. Positioned next to this room is a highly practical and remarkably large walk-in pantry, providing exceptional storage space right in the centre of the home. In addition, there is a door from the pantry that opens into the integrated garage.

Moving upstairs, the first-floor landing leads to four good sized bedrooms and the main family bathroom. The main bedroom is a comfortable double room, with two front-facing windows that fill the space with natural light. This room has the luxury of its own private en-suite shower room, which includes a curved glass corner shower cubicle with dark contrasting tiling, a low-level w/c and a contemporary hand basin mounted on a white vanity unit. The remaining three bedrooms are well-proportioned and the separate family bathroom features a three-piece suite including a bath with shower over, low level w/c and hand basin.

The rear garden is a fully enclosed and private outdoor space. It is primarily laid to lawn and framed by secure timber fencing and mature green hedging. A paved patio area sits directly outside the house, offering the perfect spot for outdoor dining, barbecues, and relaxation during the warmer months.

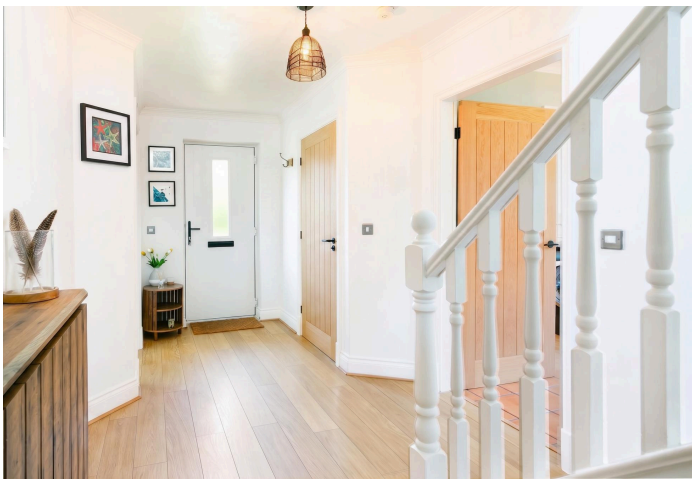




**AN ATTRACTIVE FAMILY HOME WITH NO ONWARD CHAIN**



**R M English Ltd, 2 Railway Street, Pocklington, YO42 2QZ Tel: 01759 303202**



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		73	82

Environmental Impact (CO <sub>2</sub> ) Ra		0	0
		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			

Viewing strictly by appointment

Tenure Freehold

Council Tax Band E

Local Authority East Riding of Yorkshire Council

Services All mains services



Address: Station Road, Shiptonthorpe, York, YO43 3PB

Reference: 2689



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Offices in York, Pocklington and Market Weighton

R M English Ltd, 2 Railway Street, Pocklington, YO42 2QZ Tel: 01759 303202

Approx. Gross Internal Floor Area 1447 sq. ft / 134.37 sq. m  
 Garage 147 sq. ft / 13.63 sq. m  
 Total 1594 sq. ft / 148.00 sq. m

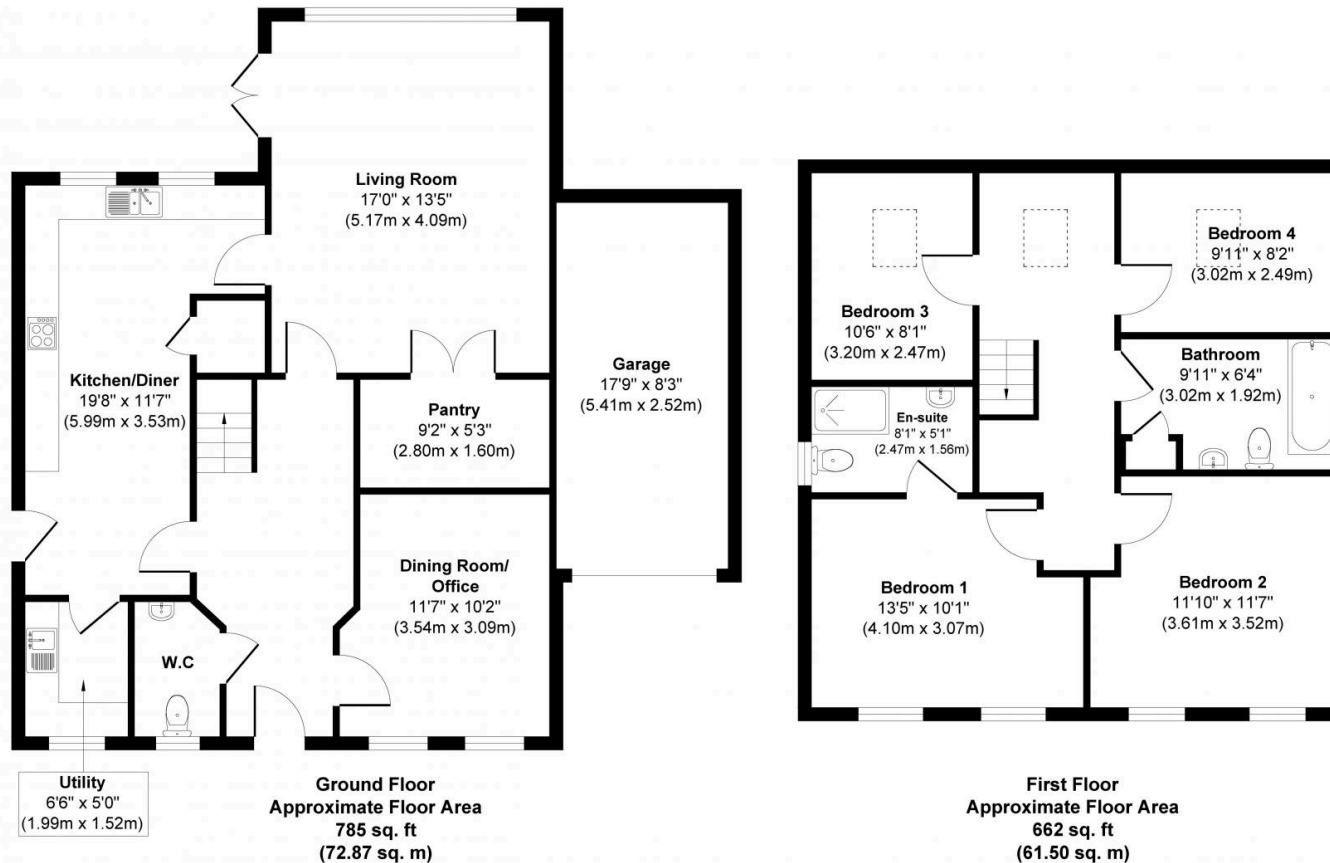


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