



Shipton Road, York

£1,100,000

Stephensons
estate agents & chartered surveyors

stephensons4property.co.uk

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Shipton Road,
York YO30 5RR

Est. 1871 £1,100,000



An exceptional 1930s detached residence located along Shipton Road, offering circa 2,500 sq ft of beautifully enhanced living space with a stunning open-plan kitchen, elegant reception rooms, a luxurious principal suite and landscaped gardens, ideally positioned close to the city centre and leading schools including St Peter's School York and Bootham School.

An exceptional four double bedroom detached residence, enviably positioned on Shipton Road in York. This handsome and substantial home enjoys a prime setting within easy reach of the city centre, excellent local amenities, and well-regarded schools including St Peter's and Bootham Schools, alongside convenient access to the wider road network.

Extending to circa 2,500 sq ft, this impressive property has been thoughtfully enhanced over recent years to create a striking and highly versatile family home. At its heart lies a magnificent open-plan kitchen, dining and living space, an architecturally designed extension that seamlessly blends contemporary style with everyday practicality. Framed by two expansive sets of bi-fold doors, the space opens effortlessly onto the rear garden, creating a superb indoor-outdoor flow ideal for both entertaining and family life. The bespoke kitchen, complete with premium integrated appliances with hot tap, twin islands and a walk-in larder, forms a true centrepiece, complemented by zoned lighting, underfloor heating and refined finishes throughout.

The ground floor offers a superb balance of formal and informal



Tenure: Freehold
Broadband Coverage: Up to 1000* Mbps download speed.
EPC Rating: D - 68
Council Tax: F - City of York
Current Planning Permission: No current planning permissions.

Imagery Disclaimer: Some photographs and videos within these sales particulars may have been digitally enhanced or edited for marketing purposes. They are intended to provide a general representation of the property and should not be relied upon as an exact depiction.



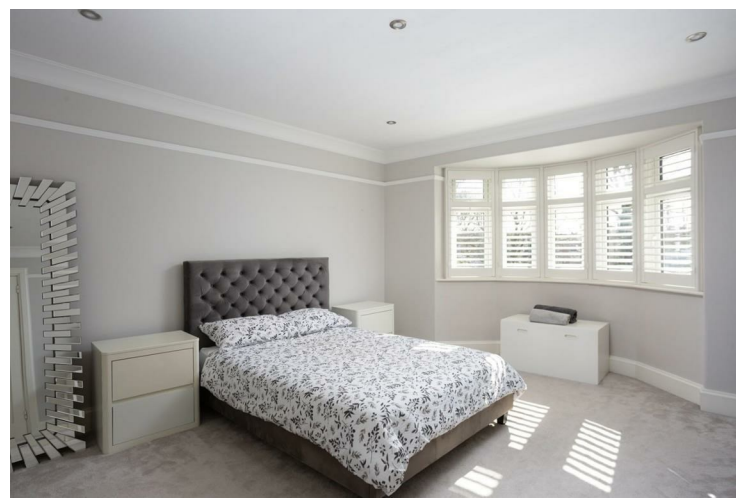
living. A welcoming entrance hall leads to a charming bay-fronted lounge, a cosy snug with feature fireplace, and a dedicated home office, perfectly suited to modern working requirements. A well-appointed utility room and cloakroom further enhance the functionality of the home, while high-quality upgrades including LED lighting, smart meters, fibre broadband and underfloor heating ensure comfort and efficiency throughout.

Upstairs, four generously proportioned double bedrooms provide excellent accommodation for family living. The principal suite is spacious and enjoys a peaceful rear aspect, complete with a walk-in wardrobe and a luxurious recently upgraded en suite bathroom featuring a stunning Lusso freestanding bath and walk-in shower. The remaining bedrooms are all well-sized and beautifully presented, served by a stylish family bathroom.

Externally, the property continues to impress with a thoughtfully landscaped rear garden designed in distinct zones for relaxation and children. A generous porcelain-tiled terrace, partially covered with glass and aluminium canopy, perfect for al fresco dining, extends directly from the main living space, while a central lawn provides an ideal area for play. To the rear, is a perfect designated childrens play area. The garden is fully enclosed, private and well-equipped with lighting and power, enhancing its usability throughout the year.

Further benefits include an adjoining garage with internal access, ample driveway parking on a newly laid drive with remote operated electric gates and EV charging point. Rarely do homes of this calibre and specification come to the market in such a desirable location and this residence represents a truly outstanding opportunity to acquire a distinctive and beautifully appointed family home.

Shipton Road is a well-established residential area in the northern part of York, offering a blend of suburban tranquillity with convenient access to the historic city centre.



One of the key appeals of the area is its excellent access to green space and outdoor activities. Shipton Road is near Homestead Park and the River Ouse, both of which provide scenic walking and cycling routes into the city centre. The road is also opposite sports facilities such as York Sports Club and tennis courts, making it particularly attractive for those who enjoy an active lifestyle.

Transport links are another strong point. The area is within close distance of York railway station, approximately 1.4 miles away, providing direct connections to major cities such as Leeds and London. Road links are also convenient, with easy access to key routes like the A19 and York's ring road, making commuting straightforward.

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Partners:

J F Stephenson MA (Cantab) FRICS FAAV
 I E Reynolds BSc (Est Man) FRICS
 R E F Stephenson BSc (Est Man) MRICS FAAV
 N J C Kay BA (Hons) pg. dip MRICS
 O J Newby FNAEA
 J E Reynolds BA (Hons) MRICS
 R L Cordingley BSc FRICS FAAV
 J C Drewniak BA (Hons)
 E G Newby MRICS
 T Brooks MNAEA

Associate Partners:

N Lawrence
 I Jarvis MNAEA

York: 01904 625533
 Boroughbridge: 01423 324324
 Easingwold: 01347 821145
 Selby: 01757 706707
 Haxby: 01904 809900

Shipton Road, York, YO30 5RR



Ground Floor - (Excluding Garage)
 GROSS INTERNAL FLOOR AREA
 APPROX. 1422 SQ FT / 132.11 SQ M

First Floor
 GROSS INTERNAL FLOOR AREA
 APPROX. 1104 SQ FT / 102.57 SQ M

NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 2526 SQ FT / 234.68 SQ M - (Excluding Garage)
 All measurements and fixtures including doors and windows are approximate and should be independently verified.
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