

Townsend Close, York YO30 1BR

Asking Price £265,000

Stephensons
estate agents & chartered surveyors



**** NO ONWARD CHAIN

A beautifully presented, nearly new, two-bedroom home, constructed in 2024, situated in the sought-after village of Shipton by Beningbrough, just a short distance from York City Centre and being offered with no forward chain.

Tenure: Freehold

Services/Utilities: Mains Gas, Electricity, Water and Sewerage are understood to be connected

Broadband: Up to 1600 Mbps*

EPC Rating: B

Council Tax: B

Current Planning Permission: No current valid planning permissions

*Download speeds vary by broadband providers so please check with them before purchasing.



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

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

Associate Partners:

N Lawrence
I Jarvis MNAEA

A beautifully presented, two-bedroom home, constructed in 2024 by renowned house builder Mulgrave Properties, situated in the sought-after village of Shipton by Beningbrough, just a short distance from York. Offering a stylish and modern interior throughout, this property is ideal for first-time buyers, downsizers, or investors alike.

The ground floor welcomes you with an entrance hallway leading to a contemporary kitchen, thoughtfully designed with a range of fitted units and integrated appliances. To the rear, a generous sitting and dining room provides a bright and versatile living space, perfect for both relaxing and entertaining, with direct access to the garden. A convenient ground floor WC and essential large storage cupboard completes the layout.

To the first floor are two well-proportioned bedrooms, including a spacious principal bedroom and a second bedroom ideal for guests, a home office, or nursery. These are served by a modern family bathroom fitted with a three-piece suite.

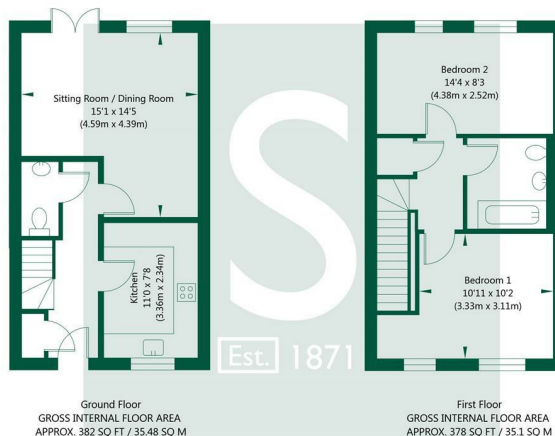
Externally, the property benefits from a private rear garden, offering a low-maintenance outdoor space, along with allocated parking complete with an EV charger. The home also enjoys the advantages of energy efficiency and contemporary construction.

Located in the popular village of Shipton by Beningbrough, the property offers a peaceful setting with easy access to local amenities, well-regarded schools, and excellent transport links into York and surrounding areas.

Early viewing is highly recommended to fully appreciate the quality and accommodation on offer.

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.

Townsend Close, Shipton By Beningbrough, York, YO30 1BR



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 760 SQ FT / 70.58 SQ M
All measurements and fixtures including doors and windows are approximate and should be independently verified.
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