



Shipton Street
Burton Stone Lane, York
YO30 7AU

Offers Over £300,000



Located on the highly regarded Burton Stone Lane, this attractive period Grade II listed townhouse showcases beautiful architecture and generously proportioned accommodation throughout. Formerly part of a historic school on Shipton Street, the property now offers characterful living space in a convenient setting, within easy reach of York city centre and the mainline train station.

Formerly the school-master's house of the historic school on Shipton Street designed by Walter Brierley, the property begins with an entrance vestibule leading into a spacious living room, featuring a large sash window overlooking the front elevation. Well proportioned and filled with natural light, this room comfortably accommodates a range of furniture and flows through to the open-plan kitchen diner at the rear. The kitchen is fitted with an array of shaker-style wall and base units, providing ample storage and worktop space, alongside a dedicated dining area.

To the first floor, a central landing gives access to two bedrooms, including a generous principal bedroom positioned to the front of the property. The internal accommodation is completed by a stylish contemporary four-piece family bathroom.

Externally, the property enjoys a south-west facing, courtyard-style garden to the rear, enclosed by brick boundaries and benefitting from an outbuilding which offer excellent potential for a variety of uses, subject to the necessary consents.

With its historic charm, attractive façade and convenient location, this delightful home is expected to be popular on the open market and early viewing is strongly recommended.

Council Tax Band B

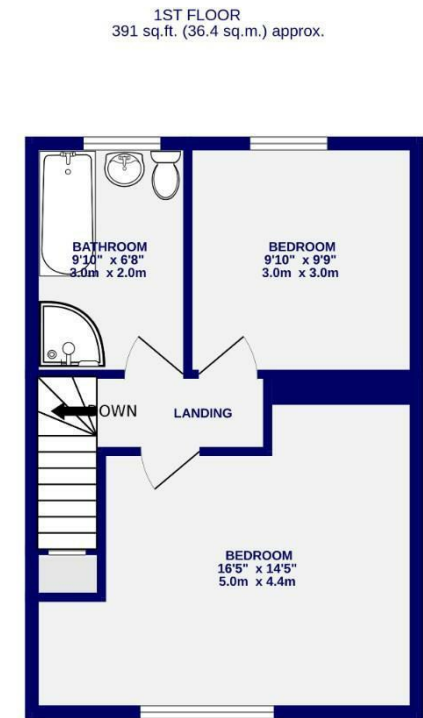
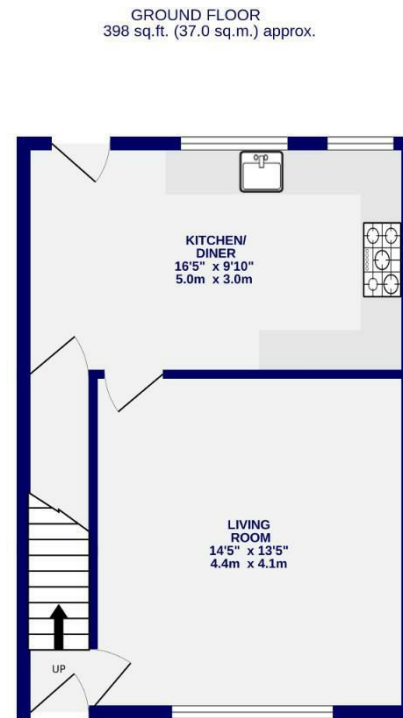




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Freehold
Council Tax Band - B

- Period Townhouse
- Two Double Bedrooms
- Grade II Listed
- South Facing Courtyard Style Garden
- First Floor Bathroom
- Convenient Location
- Spacious Accommodation
- EPC TBC



TOTAL FLOOR AREA: 790 sq.ft. (73.4 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/store 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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