



Shipton Street
York
YO30 7AU

£450,000

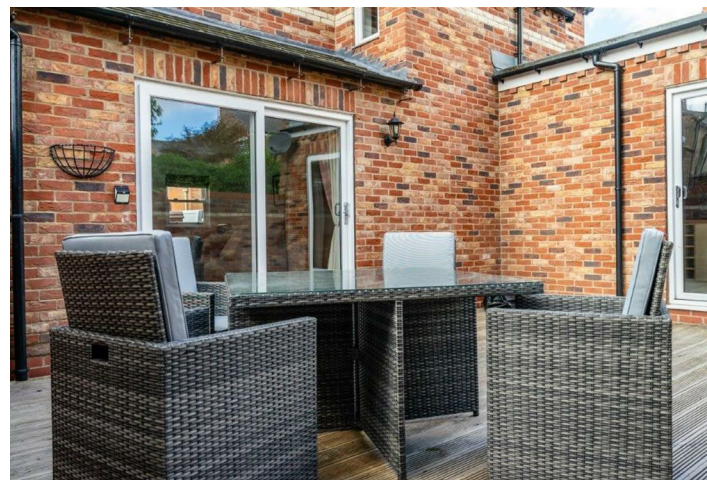


Situated in this highly sought-after location, within walking distance from York city centre, this individually designed and built mews house offers over 1,000 sq ft of beautifully presented living accommodation, finished to an excellent standard throughout. Early viewing is highly recommended.

The ground floor centres around a spacious open-plan living/dining kitchen, featuring large glazed patio doors that open onto a private, walled courtyard. Currently decked for ease of maintenance, this versatile outdoor space offers excellent potential to create a generous landscaped garden if desired. Also accessed from the welcoming central entrance hall is a cloakroom/WC and a substantial sitting room, featuring patio doors also opening up to the courtyard, with stairs leading to the first floor.

Upstairs, the property offers two well-proportioned double bedrooms, a contemporary family bathroom, and an ensuite shower room to the principal bedroom, providing comfortable and practical accommodation. There is also potential to create a third bedroom with an additional en-suite, subject to the necessary planning permissions and building regulations.

Constructed just over ten years ago, the property has been thoughtfully enhanced by the current owners and is presented in superb condition throughout. It is currently operated as a highly successful holiday let, thanks to its enviable combination of a prime city location, off-street parking, and an exceptional private rear courtyard, features that are rarely found together so close to the city centre. The property is within walking distance from the York Railway Station, St Peters School and Bootham School, as well as Bootham high street and Clifton Green which are bustling with cafes, butchers and delis.



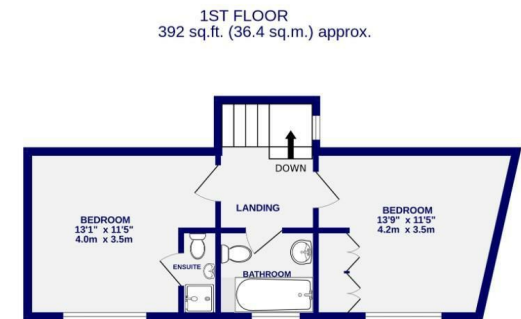


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Freehold
Council Tax Band - D

- Individually Designed Mews House
- Two Double Bedrooms
- Large Dining Kitchen & Separate Living Room
- Bathroom, Ensuite & Cloakroom
- Off Street Parking, Bike Store & Rear Garden Area
- Excellent Condition Throughout
- Within Walking Distance From The Train Station
- EPC C

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TOTAL FLOOR AREA : 1067 sq.ft. (99.1 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 garages/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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