



## Shipton Road, York, YO30 5RF

- CASH BUYERS ONLY
- Partial Loft Conversion
- Requires Modernisation
- Double Garage
- Sought After Location
- Council Tax Band D

**By Auction £275,000**



# Shipton Road, York, YO30 5RF

## DESCRIPTION

\*FOR SALE VIA TRADITIONAL AUCTION \* GUIDE PRICE £275,000\* BIDDING CLOSSES 28 APRIL 3PM\* FEES APPLY \* REGISTER YOUR INTEREST AT HUNTERS.COM SELECT AUCTIONS

A fabulous opportunity to put your stamp on an attractive home in a highly sought after location.

Upon entering the property there is an entrance hall with stairs to the first floor.

The kitchen offers a range of base and wall units with space and plumbing for free standing appliances and an external door leading out to the side of the property.

Back through the hallway is the spacious lounge with bay window to the front elevation and feature fireplace creating a focal point to the room. The living room has also been knocked through into the second reception room, currently used as a dining room with external door leading to the rear garden.

The ground floor is completed by an understairs W.C.

To the first floor there are three bedrooms, two of which have fitted furniture. The family bathroom has a sink, bath with shower over and separate toilet.

The internal accommodation is completed by a partially converted loft room, accessed via a pull down ladder. The loft space is fully boarded out and has sky lights and a toilet. There is also a large storage space.

Externally the property has a mature front garden with access leading down the side of the property where there is a useful store built into the side of the house. To the rear there is a further mature garden with a variety of trees and shrubs as well as various paved areas. A snicket at the end of the garden leads through to the double garage with electric door as well as power and light.

Shipton Road offers convenient access to York city centre as well as the outer ring road, it is close to both Bootham and St Peters Schools as well as York sports club and the hospital.





