



Shipton Road, York Asking Price £550,000

**** NO ONWARD CHAIN ****

A significantly extended and flexible four / five bedroom detached family house set within this most sought after location, with integral car port and generous lawned rear garden.



Accommodation

Set within one of York's most sought after locations is this substantial detached family house which is being offered for sale with both no onward chain and vacant possession.

Internally the property is entered at the front into an entrance porch with feature Quarry tile flooring and integral door with leaded light casement window.

Beyond the porch is a reception hall having a staircase leading to the first floor accommodation with built in understairs storage cupboard. There is an ornamental picture rail and radiator. Crucially the property benefits from a downstairs cloakroom having a low flush w/c and bracketed wash hand basin, in addition to tile flooring.

The principal reception room is located at the front of the house being a spacious lounge with a bay window to the front elevation. The living room also includes a television aerial point, radiator, ornamental picture rail and feature fireplace with marble hearth.

Beyond is a separate dining room with bay window to the rear elevation and rear entrance door. The dining room also includes an ornamental picture rail as well as plinth heating.

The property's kitchen has a range of built in light oak based units to three sides with laminated worktops and inset stainless steel sink unit. There is an additional range of matching high level storage and display cupboards with ceramic tile splashbacks. Included in the sale is a built in Neff electric oven and warming tray with separate 4-point ceramic hob unit with extractor canopy. There is a built in Indesit automatic dishwasher as well as a recess providing space for a freestanding fridge freezer unit. Plinth heating and vinyl flooring.

There is a rear lobby with side courtesy door leading out onto the car port beyond. There is a further double glazed rear door which accesses the rear garden.

The property has a utility room with a further fitted worktop and inset stainless steel sink unit. The utility room provides plumbing for an automatic washing machine and space for a tumble dryer. There is a bank of built in shelved cupboards with overhead storage, vinyl flooring and mounted electric heater.

The garden room, located at the rear forms part of the property's skilful extension and has a uPVC framed double glazed side entrance door which again accesses through to the gardens. The garden room has a television aerial point and radiator and would be regarded as flexible living accommodation.

The ground floor accommodation is completed by a shower room which has a low flush w/c and wash hand basin both set in a vanity surround. There is a walk in shower cubicle with wall mounted Red Ring shower attachment and full height tile splashbacks. Radiator.

The property's landing has a double radiator, ornamental picture rail and loft rack.

Bedroom 1 is located at the front of the house having a bay window to the front elevation with double glazed timber casements and secondary glazing. There is a triple fronted built in wardrobe with matching overhead storage units as well as a dressing table recess and low level cupboards and drawers.

Bedroom 2 has a bay window to the rear elevation with double glazed timber casements.

There are 4 first floor bedrooms in total and each are equipped with radiators.

The internal accommodation is completed by the house bathroom having a low flush w/c and wash hand basin both set in a vanity surround. There is an inset corner bath with bath seat and tiled splashbacks. There is a walk in corner shower cubicle with wall mounted Aqualisa shower attachment and full height tile surround. The bathroom benefits further from a heated towel rail, extractor fan, recess ceiling downlighters and vinyl flooring.

To The Outside

The property is accessed directly off Shipton Road onto a front driveway which provides off street parking and which in turn gives access to the attached car port which has a remote activated up and over garage door.

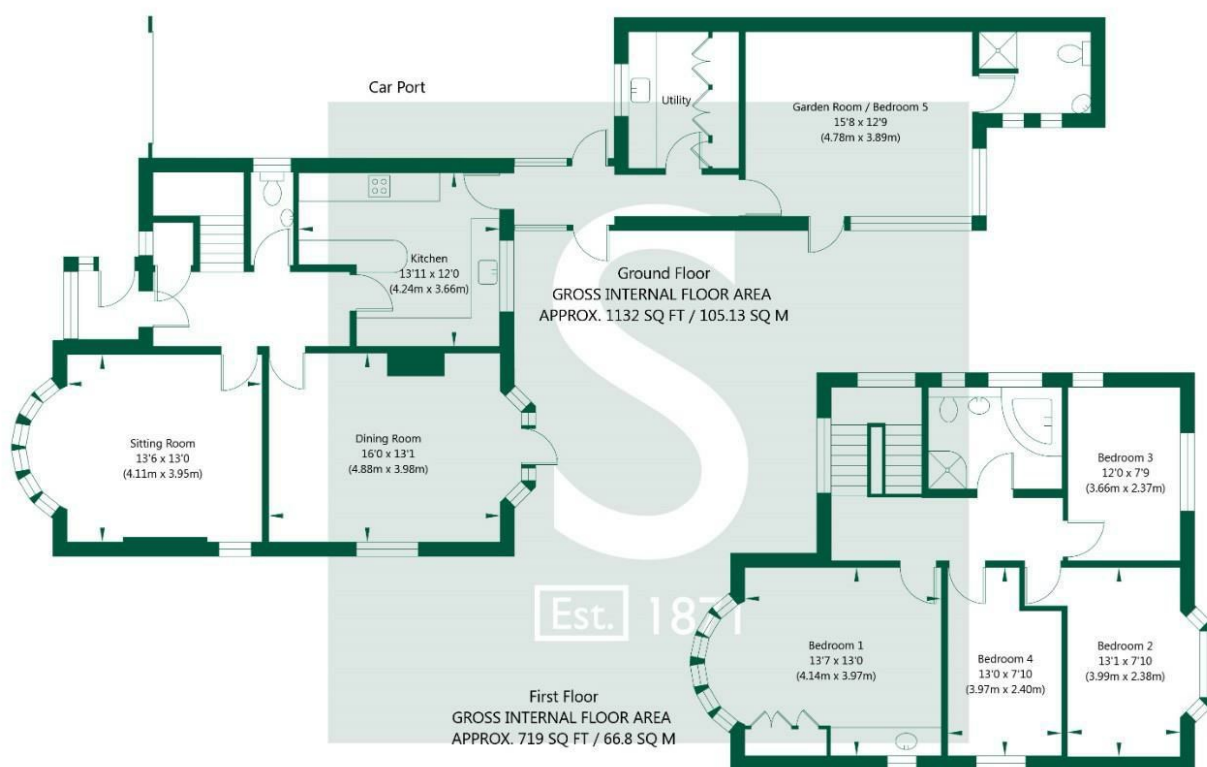
Directly to the front of the property is a concrete pathway with access down the side of the property through two separate timber garden gates.

The property's front garden is gravelled with herbaceous borders in addition to walled and fenced boundaries.

Adjoining the rear elevation is a concrete pathway with small flagged patio which steps out onto a rear garden beyond which stretches to approximately 80ft in length and being extensively laid to lawn. There are numerous central and side herbaceous borders in addition to a central dwarf stone built wall.

There is a secondary flagged patio to the rear of the garden room providing ample space for freestanding garden furniture. The rear garden is fully enclosed to all sides by fenced and hedged boundaries creating the ideal family environment.

Shipton Road, York, YO30 5RR



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 1851 SQ FT / 171.93 SQ M
All Measurements and fixtures including doors and windows are approximate and should be independently verified.
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