



3 Ivy Villas Main Street  
Shipton By Beningbrough, YO30 1AE  
**£425,000**

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A CHARMING 3 BEDROOMED FAMILY HOME SET ALONG THE MAIN STREET PROVIDING BEAUTIFULLY PRESENTED LIVING SPACE, WELL PROPORTIONED ROOMS ARRANGED OVER THREE FLOORS, WITH THE PRINCIPAL BEDROOM BENEFITING FROM AN EN-SUITE SHOWER ROOM COMPLEMENTED BY A PRIVATE DETACHED REAR GARDEN WITH ALLOCATED OFF STREET PARKING WITHIN THIS SOUGHT AFTER VILLAGE JUST NORTH OF YORK

Mileages – York approx. 4 miles | Easingwold approx. 10 miles (All distances approximate)

Reception Hall, Sitting Room, Kitchen/Dining Room, Rear Lobby, Utility Room, Ground Floor WC

First Floor Landing, Two Double Bedrooms, Nursery/Study, Family Bathroom

Second Floor Principal Bedroom with Ensuite Shower Room

Front Courtyard Garden, Enclosed Rear Detached Garden, Rear Parking for Two Vehicles and Infrastructure for a EV Charger

A composite entrance door set slightly recessed beneath an impressive traditional red brick arch opens into;

A recently redecorated RECEPTION HALL, finished with panelling, leads into;

The SITTING ROOM which retains attractive period detail including high ceilings, a cast iron central fireplace with decorative timber surround and slate hearth. Bespoke shelving and storage flank the chimney breast.

To the rear of the reception hall an internal door continues through to an impressive KITCHEN / DINING ROOM.

The DINING AREA features a corner log burner with brick surround and stone hearth, while both kitchen and dining spaces benefit from recently renewed flooring creating a seamless finish.

KITCHEN is timeless in style, fitted with wooden worktops, a five ring Range Master gas hob, white metro tiled splashback, Welsh style dresser and a walk in pantry. Velux skylights and windows.

A useful STORE ROOM sits to one side, offering space for a dryer and fitted shelving, together with a separate vented area providing versatile additional storage.

To the rear, a UTILITY ROOM with adjoining WC provides additional worktop space, plumbing for laundry appliances and a composite stable door opening to the rear courtyard and parking area.

From the reception room a turned staircase rises to the FIRST FLOOR LANDING, with doors leading to:

BEDROOM TWO has been thoughtfully reconfigured by the current owners to provide fitted wardrobe and a traditional walk in wardrobe with shelving and hanging rails. A front window overlooks Main Street.

BEDROOM THREE, currently arranged as a nursery, is a comfortable double with wooden panelling to one wall, fitted wardrobe to the opposite side and a window overlooking the rear aspect.

The FAMILY BATHROOM, appointed with wood effect tiled flooring, shaped bath with shower over, wash basin, low suite WC, towel rail and a frosted window. Double doors





open to a useful storage cupboard housing the hot water cylinder with shelving suitable for an airing cupboard.

**SECOND FLOOR** a further staircase rises to the generous **PRINCIPAL BEDROOM**, featuring exposed brickwork to the chimney breast, twin Velux skylights, eaves storage and a rear aspect window.

**ENSUITE SHOWER ROOM** is fully tiled and appointed with corner shower, wash hand basin with storage below, WC, towel rail and window with extractor.

**OUTSIDE** - A wooden picket gate opens into a **FRONT COURTYARD**, laid mainly to slate chippings and enclosed by mature hedging, offering a pleasant approach to the property.

To the rear is a paved terrace leading to parking for two vehicles, with provision for an EV charging point.

To the very rear, a gravelled pathway leads past a useful outbuilding with power and light (12'11 X 9'11) to an impressive detached lawned garden framed by mature trees and natural boundaries. Beyond the garden lies an adjoining paddock not included within the title which is currently used for grazing livestock, providing a pleasant, countryside backdrop.

**LOCATION** - Shipton by Beningbrough is a popular village to the north of York and approximately 3 miles from the outer ring road which gives direct access to the A64 which in turn leads to the commercial centres of West Yorkshire and the motorway network. York City Centre is approximately 5 miles away and the local amenities include a church, public house, bus services and a highly regarded primary school.

**POSTCODE:** YO30 1AE

**TENURE:** Freehold

**COUNCIL TAX:** Band C

**SERVICES:** Mains water, electricity and drainage. Gas fired central heating.

**DIRECTIONS:** - From our central Easingwold office, proceed out of the town on the A19 in a southerly direction towards York. On entering the village of Shipton-by-Beningbrough continue on the main street whereupon 3 Ivy Villas is positioned on the right-hand side identified by the Churchills for sale board.

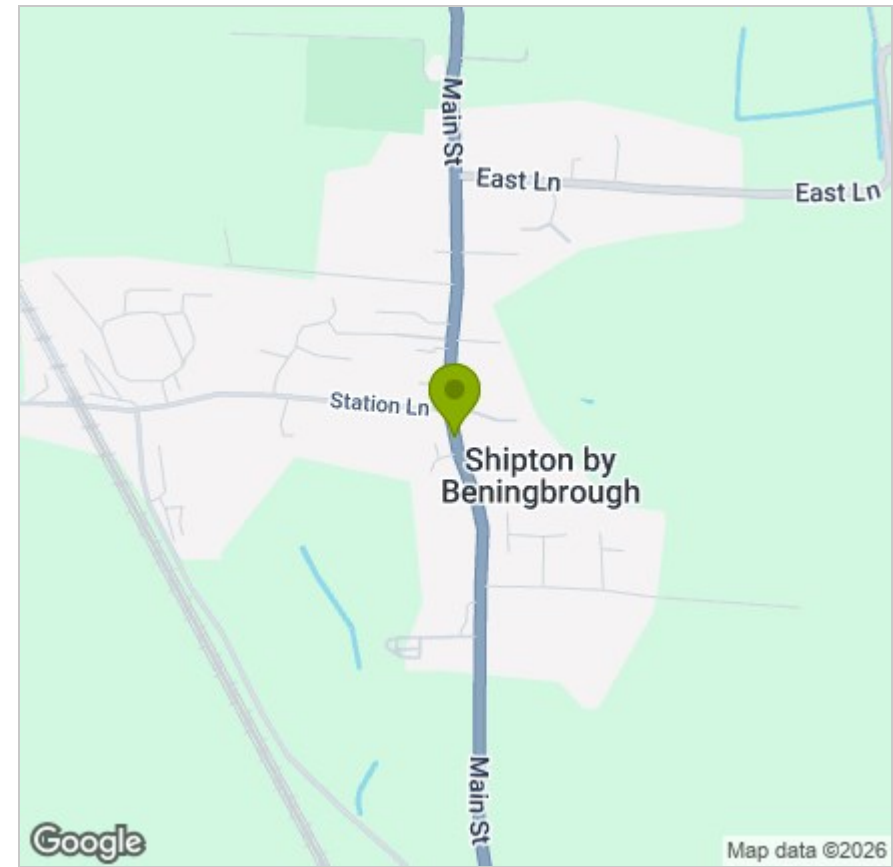
**AGENT'S NOTE:** - To be able to purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the sales transaction to fulfil their obligations under Anti Money Laundering regulations. A charge to carry out these checks will apply. Please ask our office for further details.



# FLOOR PLAN



# LOCATION



# EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		70	81
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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