

# 46 SHIPTON ROAD

Clifton Without, York

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**Superbly situated 1920s family house with wraparound gardens, a mile from the city centre**

*York city walls 1 mile • railway station 1.2 miles on foot • A1237/York ring road 1.2 miles*

Entrance and staircase hall • kitchen/dining/living room  
• utility/laundry room • inner hall/study area • 2 reception rooms • ground floor wc

3 bedrooms • 2 bathrooms

Large second floor loft space accessed by a staircase

Garage • timber shed

Wraparound gardens

In all some quarter of an acre

For Sale Freehold

**Blenkin**  
& Co

ESTABLISHED 1992

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# 46 Shipton Road, Clifton Without, York YO30 5RF

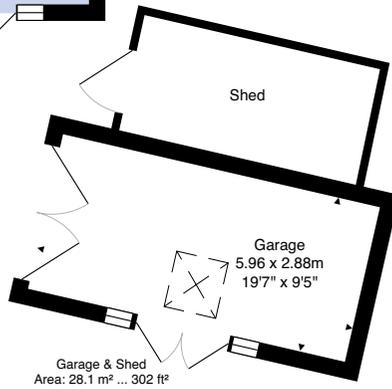
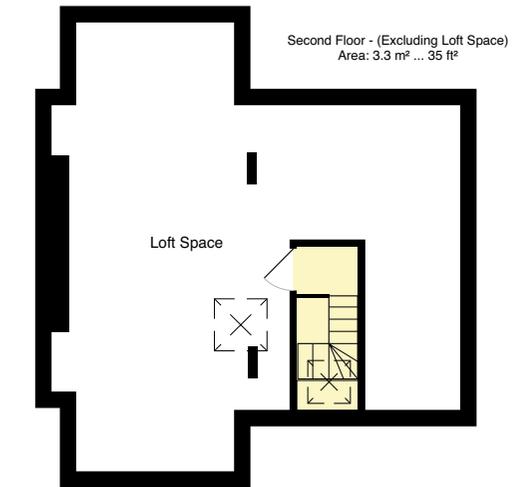
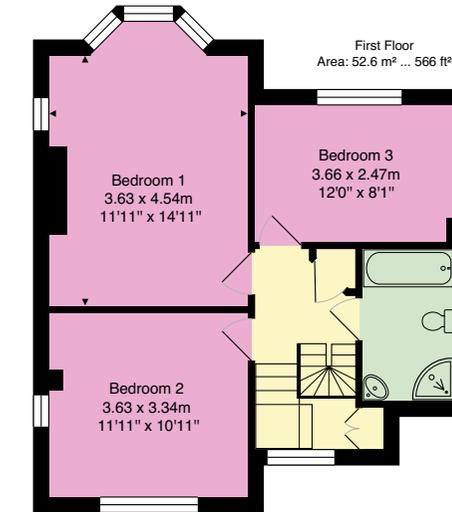
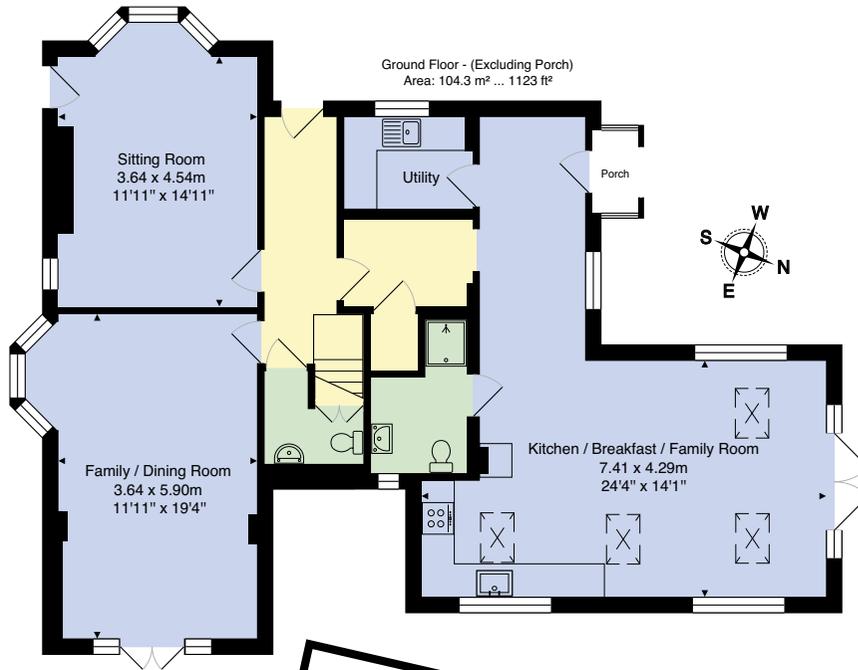
## Approximate Gross Internal Floor Area

Main House - 160.2 SQ M / 1724 SQ FT

Loft Space - 44.7 SQ M / 481 SQ FT

Plan Total - 234 SQ M / 2518 SQ FT

For identification only. Not to scale. All Measurements and fixtures including doors and windows are approximate and should be independently verified.



### Energy Efficiency Rating

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>		
(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		

Current: 54

Potential: 79

City

Country

Coast

No. 46 occupies a generous corner plot overlooking an attractive parish green, discreetly screened and set well back from a leafy stretch of Shipton Road. Surrounded by established gardens, the house enjoys a fine outlook along this tree-lined approach, with open fields and sports grounds beyond. The setting is particularly appealing, with Clifton lngs and riverside walks close at hand.

Constructed circa 1927, the house reflects the Arts and Crafts ideals championed by York's renowned philanthropist Joseph Rowntree, whose vision for housing prioritised light, space and a close relationship with the natural surroundings.

Built of mellow brick beneath a steeply pitched roof - offering superb potential for second-floor conversion, subject to the necessary consents — this much-loved family

home comes to the market for the first time in over forty years. It presents a rare opportunity for sympathetic modernisation and further extension in a highly sought-after location.

- Attractive 1920s 'Joseph Rowntree' house
- Detached house within a generous plot
- Versatile accommodation of some 2200 sq ft including the loft
- Well-established, wraparound gardens
- Garage and driveway providing ample parking and turning area
- Superb position opposite York sports Club and York Tennis Club
- Excellent local amenities nearby including Clifton Village
- Walking/cycling distance of York Railway Station and the city centre



**Tenure:** Freehold

**EPC Rating:** E

**Council Tax Band:** G

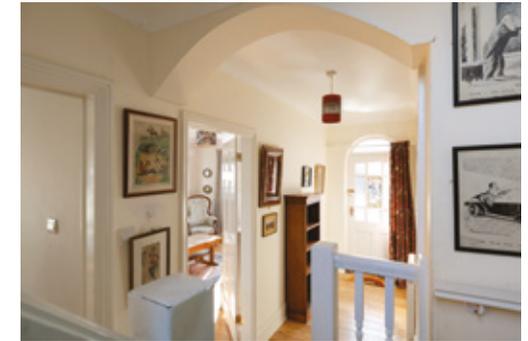
**Services & Systems:** Mains electricity, water and drainage. Gas central heating. Upvc double glazed windows 2019.

**Fixtures & Fittings:** Only those mentioned in these sales particulars are included in the sale. All others, such as fitted carpets, curtains, light fittings, garden ornaments etc., are specifically

excluded but may be made available by separate negotiation.

**Local Authority:** City of York [www.york.gov.uk](http://www.york.gov.uk)  
Conservation area.

**Money Laundering Regulations:** Prior to a sale being agreed, prospective purchasers are required to produce identification documents in order to comply with Money Laundering regulations. Your co-operation with this is appreciated and will assist with the smooth progression of the sale.



Rowntree's architectural philosophy sought to create homes offering "an unusual amount of sunniness, cheerfulness, brightness and openness" - qualities further enhanced by a thoughtfully designed extension in 2021.

A vaulted living room with four skylights now forms the heart of the home: an impressive open-plan kitchen, dining and sitting area with garden views on three sides and French doors opening directly onto the grounds. Flowing seamlessly from this space, a generous rear hall area offers some versatility as a home office or creative area. Adjoining is a well-appointed shower room with wc.

The contemporary fitted kitchen is bathed in natural light from a wide garden-facing window and skylight, and is complemented by a separate utility/laundry room incorporating an integrated oven and sink.

Two elegant reception rooms from the original house occupy front and rear positions, each featuring a bay window with south and west facing light as well as doors leading out to the gardens, reinforcing the home's strong connection to its outdoor setting.

A turning staircase - with understairs cloakroom/wc - rises to a half-landing incorporating a shelved cupboard and illuminated by a tall window. The first floor provides three well-proportioned bedrooms, an in-built corner cupboard and a house bathroom with both bath and separate shower.



A secondary staircase lit by a skylight leads to the part-boarded loft, currently used for storage. This substantial space benefits from a steeply pitched roof and large rooflight, and presents excellent potential for conversion subject to the necessary permissions.

## Outside

The property is approached via a driveway passing through timber gates beneath a natural arch. The drive provides extensive parking together with a turning area in front of the brick and pantile garage. A mature silver birch stands to the front of the house, with cherry and plum trees offering screening to the composting area in the far corner.

The single garage, constructed of brick beneath a pantile roof, has power and lighting and benefits from French doors opening onto the rear garden. Adjacent is a secure timber bike store.

The gardens wrap around the house and have been landscaped to provide structure and year-round interest: a stepping-stone path leads through an arch planted with rose and clematis to a circular patio surrounded by expanses of lawn; a walk-through timber pergola is adorned with an established wisteria; a further patio area is sheltered by a low curved drystone wall.

Planting includes established shrubs and herbaceous borders, along with a productive vegetable patch, fruit bushes and a bay tree.

The gardens are enclosed by a combination of timber fencing and stone walling, creating a private and well-defined setting.

## Environs

Skipton Road is one of York's principal routes into the city, leading directly to Bootham and the historic city walls, while also offering convenient access to the outer ring road and onward connections to Leeds and the A1(M). From the house there is an easy walk to both St Peter's and Bootham schools, with York railway station reachable on foot over the footbridge. Nearby riverside pathways provide attractive walks both into the city centre and out towards the open green spaces of Rawcliffe Country Park.





Almost opposite No.46 lies York Sports Club offering facilities for cricket, rugby and squash together with York Tennis Club and its six flood-lit Astro courts. Homestead Park with its glorious 14-acre gardens and children's play area lies just beyond. Clifton Library finished in 2024 and incorporating a café and garden, along with Vale of York Academy are only a few minutes' walk from the house.

Clifton village amenities include a Spar convenience store, a delicatessen and The Old Grey Mare pub overlooking the village green. Local amenities lie round the corner on Eastholme Drive and Clifton Moor Retail Park is two miles to the north. Other retail outlets and York Community Stadium all accessible via the ring road.

## Directions

Heading out of York on the Shipton Road/A19, the drive can be seen on the left hand side on the corner of Malton Way and the green with its parish notice board.

**What3words:** ///steep.barks.clap

## Viewing

Strictly by appointment.



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