



19A SHIPTON ROAD  
York

## OFF SHIPTON ROAD

**Uniquely situated family house facing its generous gardens and enjoying a particularly private setting.**

York city walls 1 mile • railway station 1.5 miles (less on foot)  
A1237/York ring road 1.5 miles

Entrance and staircase hall • cloakroom/wc • kitchen dining room • 2 further reception rooms • study • utility/laundry room

Principal bedroom suite with large bathroom • 4 further bedrooms • 3 further bathrooms

Double garage • store • garden shed

Gardens and grounds

In all some 0.3 acres

For Sale Freehold

Blenkin  
& Co

ESTABLISHED 1992

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## 19A Shipton Road, York YO30 5RE

### Approximate Gross Internal Floor Area

4044 SQ FT / 375.66 SQ M

(Excluding Garage and Store)

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

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs (92 plus) A	86
(81-91) B	86
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	



City

Country

Coast

This exceptional detached house stands on the boundary of Homestead Park set far back from the road and enjoying a mature and tranquil environment notable for its privacy. Of bespoke design and surrounded by its gardens and grounds, it offers stylish, contemporary interiors with large rooms designed for family gatherings and entertaining. Five sets of French doors open south and west onto generous gardens with well established trees on the perimeter, and the property comes with a large integral double garage and a secure outbuilding.

- Detached family house set within some one third of an acre
- Approached via a long drive and discreetly situated
- Versatile accommodation of more than 4,000 sq ft
- Energy efficient – B rating
- 3 generous reception rooms, garden room and study
- 5 double bedrooms, 4 bathrooms
- Wraparound gardens and grounds, predominantly south facing
- Double garage and driveway with ample parking
- Well-placed for local amenities, city centre and green open spaces
- Walking distance of York Railway Station, St Peter's and Bootham schools



**Tenure:** Freehold

**EPC Rating:** B

**Council Tax Band:** G

**Services & Systems:** Mains electricity, water and drainage. PV solar panels system.

**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.





The house dates largely from the early 2000s and has been comprehensively refurbished and upgraded by the current owners over their seventeen-year tenure. It boasts an expansive and versatile layout, thoughtfully arranged over two levels to maximise both living and entertaining spaces. Fitted with solar panels, the property is energy efficient and comes with an EV charger linked to the PV solar system.

At the heart of the house is the kitchen dining room with its French doors and tall sidelights providing direct access south to the expansive paved terrace. The sleek modern kitchen is particularly well-appointed with high-quality fixtures and fittings including integrated appliances and an island unit. The Silestone worktop also forms a large dining table able to accommodate eight or more. Adjacent to the kitchen is a utility/laundry room, offering practical storage and workspace.

The elegantly proportioned sitting room has a fireplace and tall windows with doors opening on to the garden terrace. A family room, also of generous proportions, and double aspect comes with built-in bookshelves and cupboards. The study is fully fitted with bespoke cabinetry and direct access to the garden. Off the hall is a garden room orientated south and west to provide a perfect spot for looking out over the sweeping lawn.

The central landing on the first floor gives access to five double bedrooms, all of which are filled with light and have high ceilings that rise into the roof space. The principal bedroom is particularly impressive in scale and comes with bespoke cabinetry, a large en suite bathroom elegantly fitted with a double vanity unit, bath and shower. Four further double bedrooms are served by three contemporary bathrooms, all with high specification fittings and designed



with a harmonised look and feel; the Jack and Jill bathroom serves bedroom 3 and 4, both of which have fitted wardrobes with sliding doors.

## Outside

The long driveway, walled on one side, leads to a block-paved turning circle with ample options for parking and a double garage with electric doors, power, light and an EV charger. Adjacent is a secure storage room, also with power and light. The property has a garden shed and 16 solar panels to the south facing roof elevation.

The south facing gardens are enclosed behind wrought iron railings and two garden gates. They are well established and beautifully maintained, predominantly laid to lawn with borders and beds, a small orchard and mature trees including a magnificent willow in the corner.



## Environs

Shipton Road is one of York's main arteries into the city centre meeting up with Bootham and the city walls; it thus provides a route into the historic city and to the ring road giving rapid access to Leeds and the A1M. From the house, it's a short stroll to St Peter's and Bootham schools, and York's mainline railway station is a pleasant walk (about twenty minutes) or a short drive by car. Riverside walks lead into York and out to the open green spaces of Rawcliffe Bar Country Park with its Green Flag Award. On one side of the house lie the fourteen acres of Homestead Park with its floral displays and children's playpark and on the other, York Sports club, host to cricket, rugby, squash and tennis. Clifton village with its independent shops and amenities is close by and Clifton Moor retail Park, Monks Cross and Vangarde Shopping Park are a short drive away.

## Directions

Heading out of York on the Shipton Road/A19, the drive can be seen on the left hand side immediately beyond Homestead Park and Beverley Court.

**What3words:** ///lives.hands.icon

## Viewing

Strictly by appointment.



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**PRS** Property  
Redress  
Scheme

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