







Shipton Road, , York, YO30 5RY

- Three-bedroom semi-detached dorner bungalow
- Newly fitted contemporary kitchen
- Modern upgraded walk-in shower room
- Off-street parking and garage
- EPC - D
- No onward chain
- Bright dual-aspect reception room
- Bedroom with fitted mirrored wardrobes
- Council Tax Band - C

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£350,000

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DESCRIPTION

An impressive three-bedroom semi-detached dormer bungalow on Shipton Road in York, offered with no chain and presented in good condition throughout.

The ground floor provides a bright dual-aspect reception room with neutral décor and carpets, dining area and direct garden outlooks. A newly fitted kitchen features contemporary units, worktops, integrated oven and hob, and space for appliances, with practical wood-effect flooring.

There are three well-proportioned bedrooms arranged over two floors, all with modern décor and good natural light; one benefits from fitted mirrored wardrobes. The upgraded shower room includes a walk-in shower, WC, vanity storage and contemporary tiling. The property has an EPC rating of D and is in Council Tax band C.

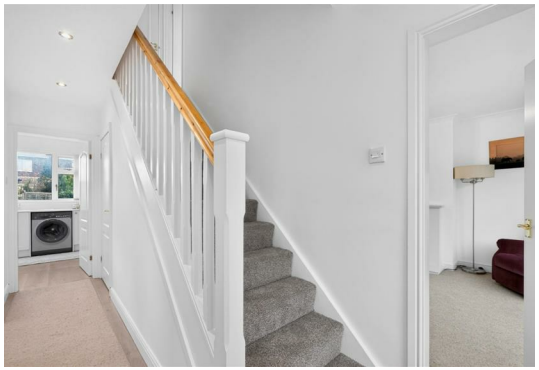
Outside, the front driveway provides off-street parking leading to a garage with new garage door. The rear garden offers a largely level plot with lawn and patio-style areas, ready for planting or further landscaping.

Shipton Road is a well-regarded residential area to the north of York, convenient for Clifton Moor Retail Park and the independent shops, cafés and restaurants of Bootham and Gillygate. Nearby green spaces include Homestead Park and the riverside walks along the Ouse into the city centre.

Public transport links are strong, with regular bus services along Shipton Road into York city centre. York railway station, a short drive or bus ride away, offers fast services to Leeds (around 25 minutes) and London King's Cross (around 2 hours), making this an appealing home for commuters and families alike.







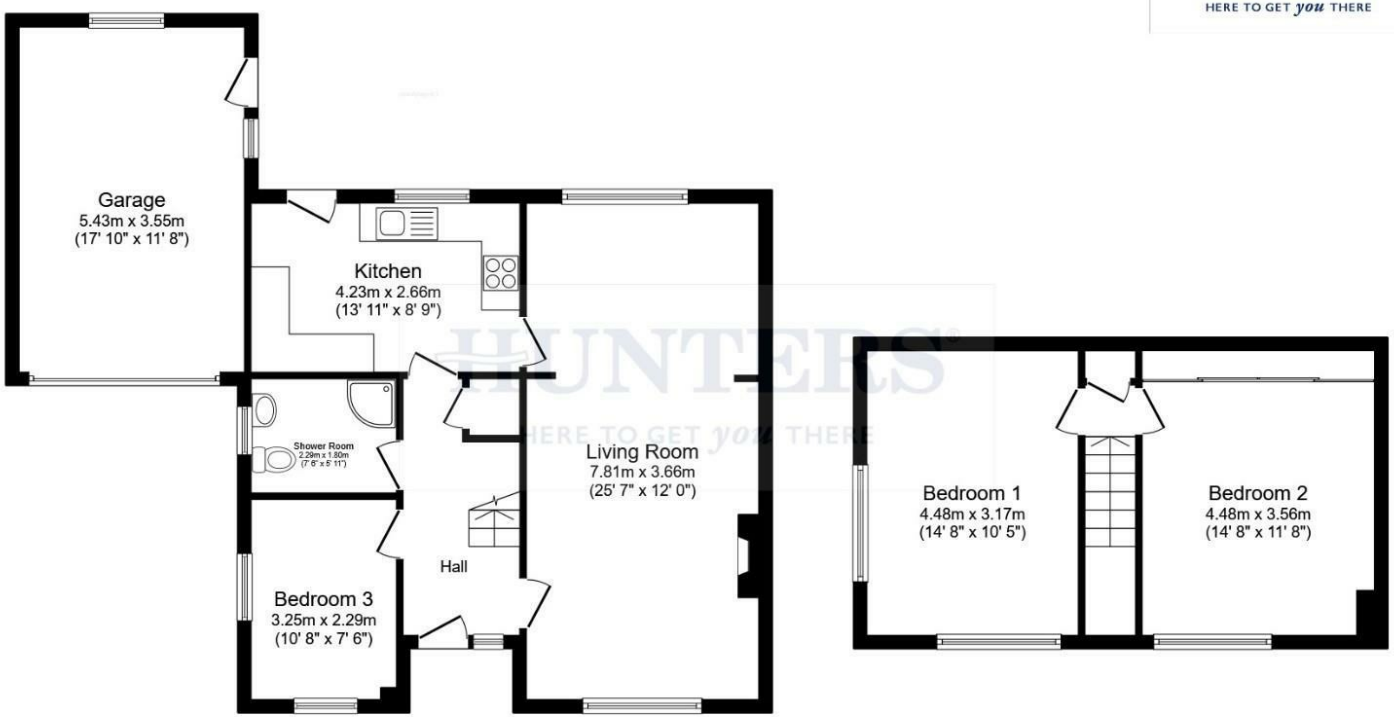












Total floor area 115.7 m² (1,245 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by propertybox.io

Viewings

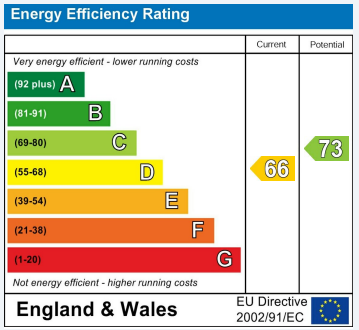
Please contact york@hunters.com,if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

The Property Ombudsman

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