



Shipton Road, York, YO30 5RF

- Front and Rear Gardens
- Partial Loft Conversion
- Requires Modernisation
- Double Garage
- Sought After Location
- Council Tax Band D

£425,000



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DESCRIPTION

A fabulous opportunity to put your stamp on an attractive home in a highly sought after location.

Upon entering the property there is an entrance hall with stairs to the first floor.

The kitchen offers a range of base and wall units with space and plumbing for free standing appliances and an external door leading out to the side of the property.

Back through the hallway is the spacious lounge with bay window to the front elevation and feature fireplace creating a focal point to the room. The living room has also been knocked through into the second reception room, currently used as a dining room with external door leading to the rear garden.

The ground floor is completed by an understairs W.C.

To the first floor there are three bedrooms, two of which have fitted furniture. The family bathroom has a sink, bath with shower over and separate toilet.

The internal accommodation is completed by a partially converted loft room, accessed via a pull down ladder. The loft space is fully boarded out and has sky lights and a toilet. There is also a large storage space.

Externally the property has a mature front garden with access leading down the side of the property where there is a useful store built into the side of the house. To the rear there is a further mature garden with a variety of trees and shrubs as well as various paved areas. A snicket at the end of the garden leads through to the double garage with electric door as well as well as power and light.

Shipton Road offers convenient access to York city centre as well as the outer ring road, it is close to both Bootham and St Peters Schools as well as York sports club and the hospital.

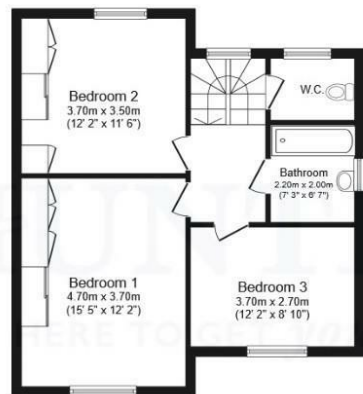






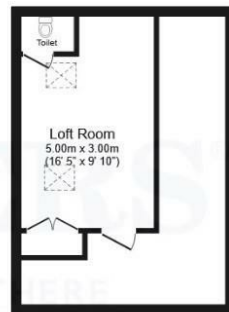
Ground Floor

Floor area 55.0 sq.m. (592 sq.ft.)



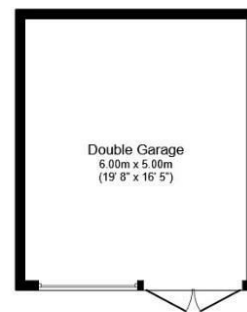
First Floor

Floor area 55.4 sq.m. (597 sq.ft.)



Second Floor

Floor area 16.0 sq.m. (173 sq.ft.)



Double Garage

Floor area 29.5 sq.m. (318 sq.ft.)

Total floor area: 140.0 sq.m. (1,507 sq.ft.)

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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any 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 www.Propertybox.io

Viewings

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

Valuations

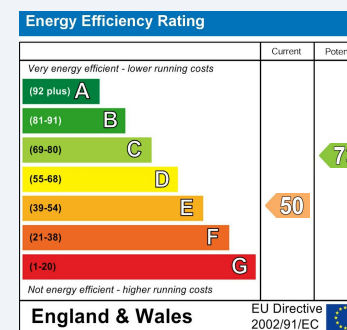
For a valuation of your property, please email the team with your property details, contact information and the times you are available.



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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.

