



## Shipton Road, York, YO30 5RZ

- Three-Bedroom Semi-Detached Home In Popular Rawcliffe
- Principal Bedroom With En-Suite
- Prime Shipton Road Location Near Clifton Moor And Park & Ride
- Modern Kitchen, Dining Room And Spacious Lounge
- Low-Maintenance Rear Garden With Decking
- Council Tax Band D

**£400,000**



# Shipton Road, York, YO30 5RZ

## DESCRIPTION

A spacious and well-maintained three-bedroom semi-detached home on Shipton Road in Rawcliffe, one of York's most consistently sought-after residential areas. Offering generous living space, a modern interior and an excellent rear garden, this property is perfectly placed for access to York city centre, Clifton Moor, Rawcliffe Bar Park & Ride, and highly regarded local schools.

The ground floor features a bright lounge with garden views, a separate dining room and a modern, well-appointed kitchen. The layout provides excellent flexibility for family life and entertaining. Upstairs, there are three well-proportioned bedrooms, including a principal bedroom with en-suite, along with a contemporary family bathroom.

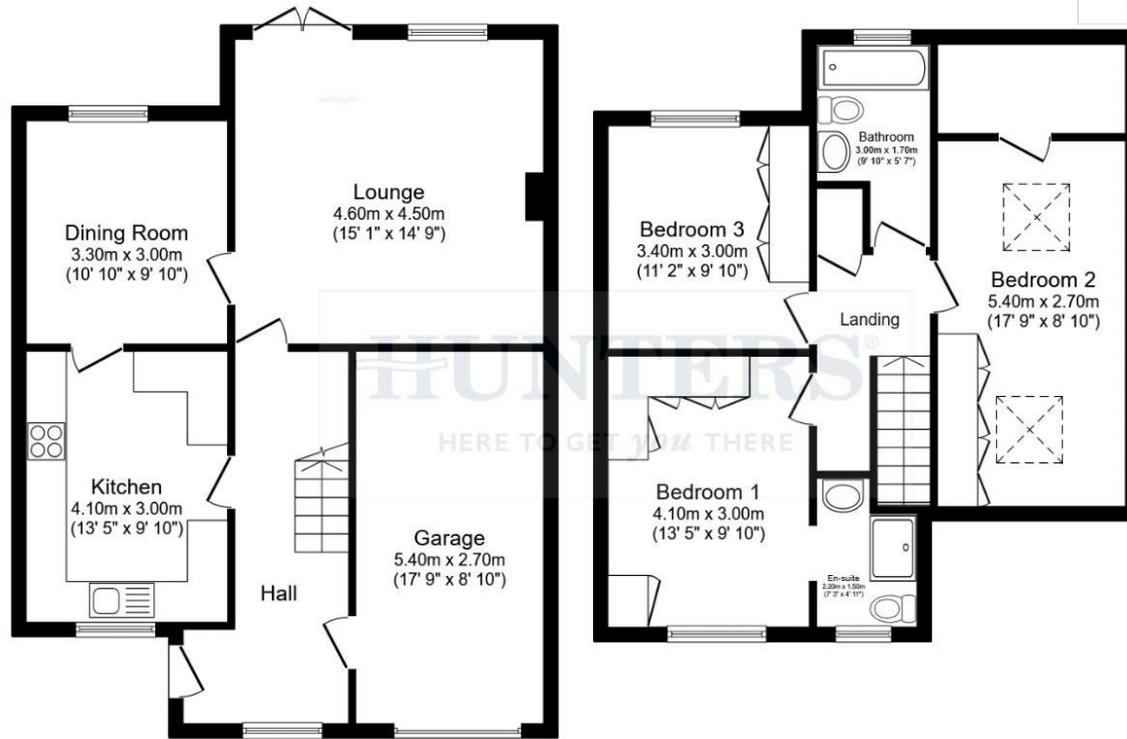
The rear garden is a standout feature, offering a stylish combination of decking, seating areas and low-maintenance landscaping—ideal for relaxing, hosting or year-round outdoor use. The property also benefits from a driveway and an integral garage.

Rawcliffe is known for its strong community feel and superb everyday convenience. Local highlights include Rawcliffe Country Park, riverside walks along the Ouse, excellent cycle routes, and quick access to Clifton Moor Retail Park with supermarkets, restaurants, a cinema and gyms. Families benefit from proximity to Rawcliffe Primary School, Lakeside Primary School, and Manor CE Academy, all within easy reach.

With its generous layout, modern finish and excellent location, this is a standout home in a highly desirable part of York.







**Ground Floor**

**First Floor**

Total floor area 127.6 sq.m. (1,373 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**

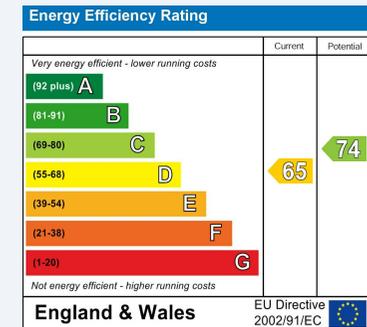
Please contact [york@hunters.com](mailto:york@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

**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.

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