



## Shipton Road, , York, YO30 5RR

- Detached Home
- Terrific Location
- Council Tax Band D
- Spacious Spacious Family Living
- Off Street Parking
- EPC Rating C

**£600,000**





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## DESCRIPTION

A superb detached family home, perfect for entertaining. Located in the desirable Rawcliffe area of York, this sizeable house has terrific bus links to the City Centre, immediate access to the ring road and a range of local shops on the doorstep.

On the ground floor the property features four reception rooms including spacious living room, large dining room with bi-fold doors to the garden, a study / snug, and a conservatory with underfloor heating. The modern kitchen is well-equipped with integral appliances and a central island, and the entire ground floor offers flexibility for further remodelling.

Upstairs, the main bedroom suite includes dressing room with fitted wardrobes and ensuite shower room. There are two further double bedrooms and a stylish three-piece bathroom. The house has gas central heating and double glazing throughout.

The front garden has a mature beech hedge for privacy and long paved driveway leading to a substantial detached garage with hot and cold water, gas point, and storage units, ideal for hobbies or work. The rear garden features a lawn, a range of fruit trees, herbaceous borders, and a patio adjacent to a double-glazed summer house with power and light.

The property is offered with no onward chain.

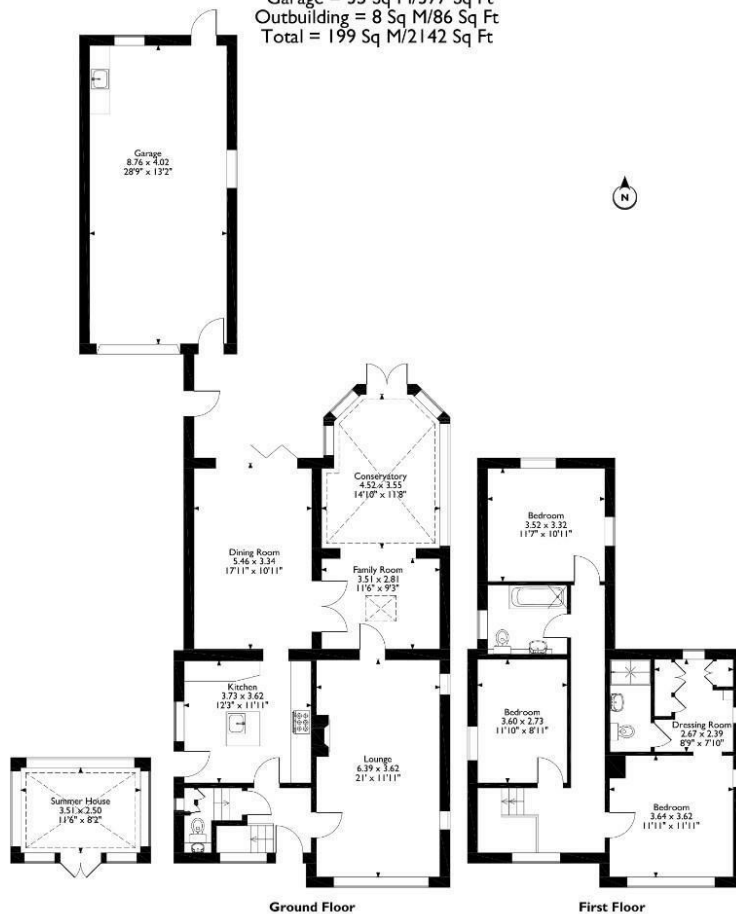








128, Shipton Road, York,  
Approximate Gross Internal Area  
Main House = 156 Sq M/1679 Sq Ft  
Garage = 35 Sq M/377 Sq Ft  
Outbuilding = 8 Sq M/86 Sq Ft  
Total = 199 Sq M/2142 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

### Viewings

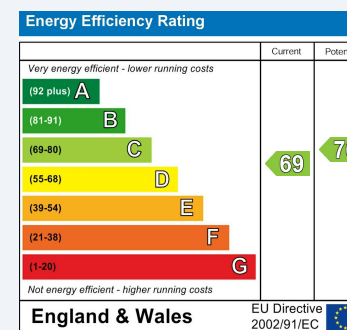
Please contact [york@hunters.com](mailto:york@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### 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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