



10 Albert Court  
Shipton Street, York  
YO30 7EH

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**7EH**

**£275,000**

Albert Court on Shipton Street is a charming townhouse which offers a perfect blend of comfort and style, ideal for those seeking a cosy yet modern living space.

When entering the property you will find a nice sized lounge, ground floor WC and modern kitchen with space for dining table. The kitchen leads out into the courtyard garden which is low maintenance and a lovely space to unwind.

With the first floor offering two double bedrooms and bathroom, there is plenty of space for a family, guests or home office.

The location of the property offers an exclusive feel, situated off the main road with a dedicated parking space. You are of course close to local shops, York Hospital, Nestle and a short drive or cycle into the centre.

Offered with no forward chain, this property is not to be missed!

Council Tax Band B  
EPC Rating C

**Entrance Lobby**

Entrance door. Radiator. Door into the lounge.

**Lounge**

14'0 x 11'6 (4.27m x 3.51m)

With UPVC window. Radiator. Store cupboard.

**Inner Hall**

With stairs to the first floor. Door to the ground floor cloakroom and door to kitchen.

**Ground Floor Cloakroom**

4'2 x 6'1 (1.27m x 1.85m)

Fitted with a two piece suite comprising of low-level WC and wash hand basin. Radiator. Extractor fan.





### **Kitchen**

11'6 x 10'0 (3.51m x 3.05m)

Fitted with a full range of kitchen units comprising, both high and low-level with co-ordinating work surfaces. Sink and drainer unit. Built in oven with electric hob and cooker hood over. Integrated microwave and fridge freezer. Integrated washing machine. UPVC window. Door to the rear courtyard. Space for dining table. Radiator.

### **First floor landing**

With access to loft. Storage cupboard. Radiator.

### **Bedroom One**

9'9 x 9'7 (2.97m x 2.92m)

With UPVC window. Radiator. Built in furniture for useful storage.

### **Bedroom Two**

11'6 x 8'6 (3.51m x 2.59m)

With UPVC window. Radiator. Built in wardrobe.

### **Bathroom**

7'8 x 5'6 (2.34m x 1.68m)

Fitted with a three piece suite comprising; bath with shower over, low-level WC and wash hand basin. Heated towel rail. Extractor fan.

### **Outside**

To the front of the property there is a dedicated parking space. Side gate access leads to the rear courtyard.

The rear courtyard garden has been paved and Astroturf has been laid for easy upkeep and there is a handy shed for storage. Overall a lovely outside space to unwind.

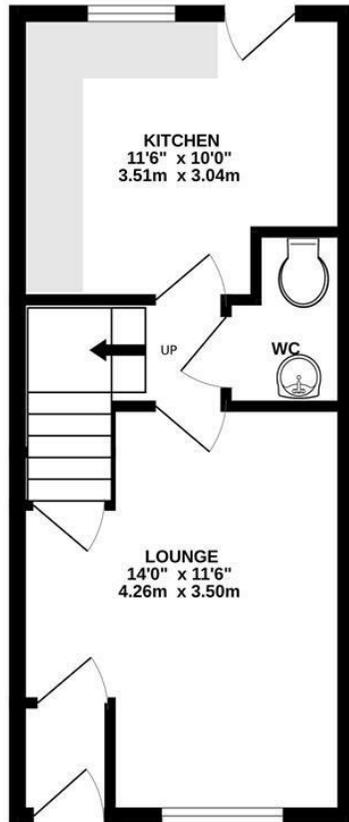
### **Material Information**

This information has been obtained from our Vendor/ Landlord, through local information, and verified sources where available. Every effort has been made to ensure this information is accurate and clear.

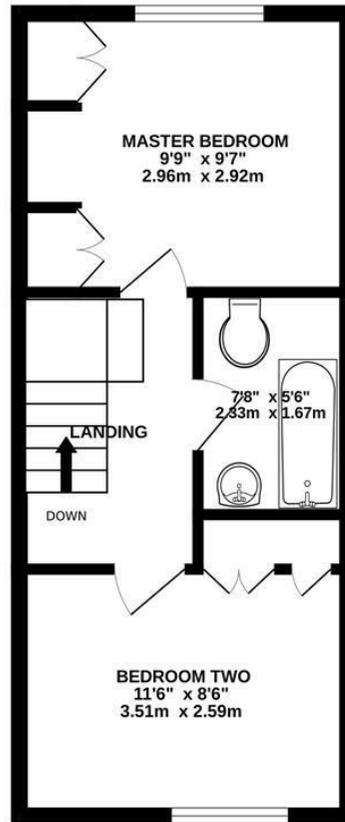
Council Tax Band of the property is B. The Local Authority is the City of York Council  
Water is supplied by Yorkshire Water. The property is connected to the main sewage system operated by Yorkshire Water.  
The property has a combi boiler which supplies the heating and hot water.  
The broadband and mobile phone signal can be checked via the Ofcom checker facility at [checker.ofcom.org.uk](http://checker.ofcom.org.uk)



GROUND FLOOR  
322 sq.ft. (29.9 sq.m.) approx.



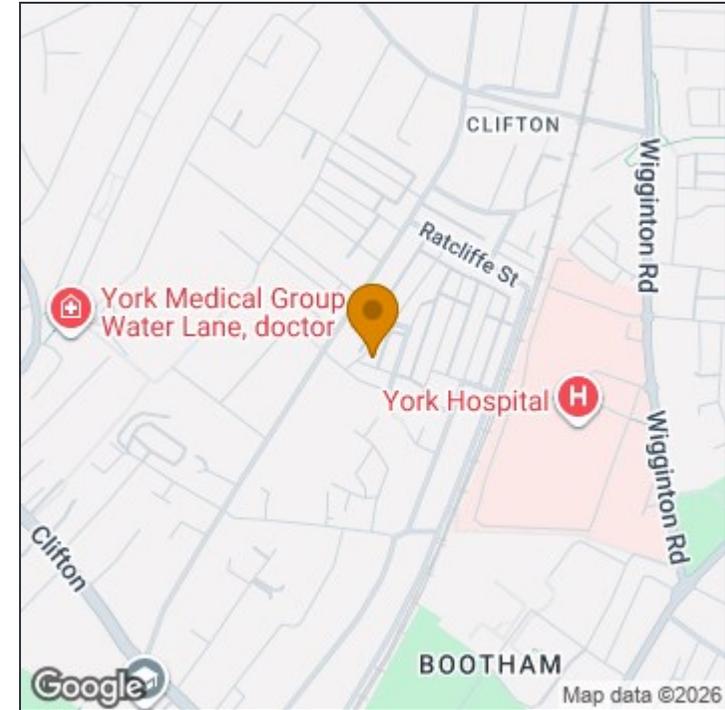
1ST FLOOR  
322 sq.ft. (29.9 sq.m.) approx.



TOTAL FLOOR AREA - 644 sq.ft. (59.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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