



Shipton Street
York
YO30 7AU

£260,000



Built circa 1900, this beautifully presented two-bedroom, front-forecourted home is ideally situated just off the ever-popular Burton Stone Lane area and is not to be missed.

The property seamlessly blends period character with modern finishes. The ground floor offers two generously sized reception rooms, providing flexible living and dining space ideal for both everyday living and entertaining. To the rear sits a stylish modern kitchen, finished with wooden worktops and classic shaker-style cabinetry, offering both practicality and timeless appeal. Completing the ground floor is a contemporary three-piece bathroom suite, finished to a high standard.

To the first floor are two well-proportioned double bedrooms, one of which benefits from its own en-suite bathroom, adding convenience and privacy. The home further benefits from new double-glazed windows throughout, enhancing comfort and energy efficiency.

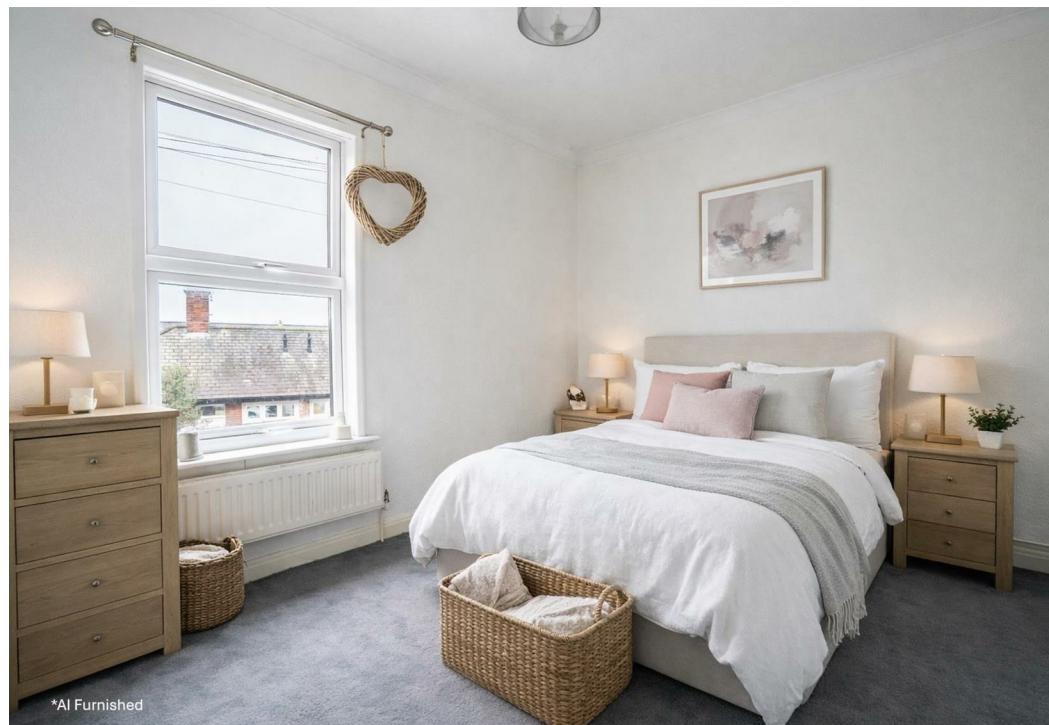
Externally, the property boasts a private rear courtyard with double-gate access to the rear alleyway, ideal for bin storage and ease of access.

Previously let as a rental property, this home is offered with no onward chain, making it an excellent opportunity for first-time buyers, investors, or those seeking a smooth and speedy purchase.

Early viewing is highly recommended to fully appreciate all this charming home has to offer.

Council Tax Band B





Shipton Street York YO30 7AU

Freehold
Council Tax Band - B

- Offered With No Onward Chain
- Boiler Is Circa 1 Year Old
- Front Forecourt
- Two Bathrooms
- Two Double Bedrooms
- Great Location
- All New Double Glazed Windows
- EPC - C

GROUND FLOOR
420 sq ft. (39.0 sq.m.) approx.



1ST FLOOR
332 sq ft. (30.8 sq.m.) approx.



TOTAL FLOOR AREA : 752 sq.ft. (69.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of rooms and any other items are approximate. If more detailed plans are required, a surveyor will form part of the overall sale and any representations made for any areas, dimensions or measurements are not guaranteed. 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.

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