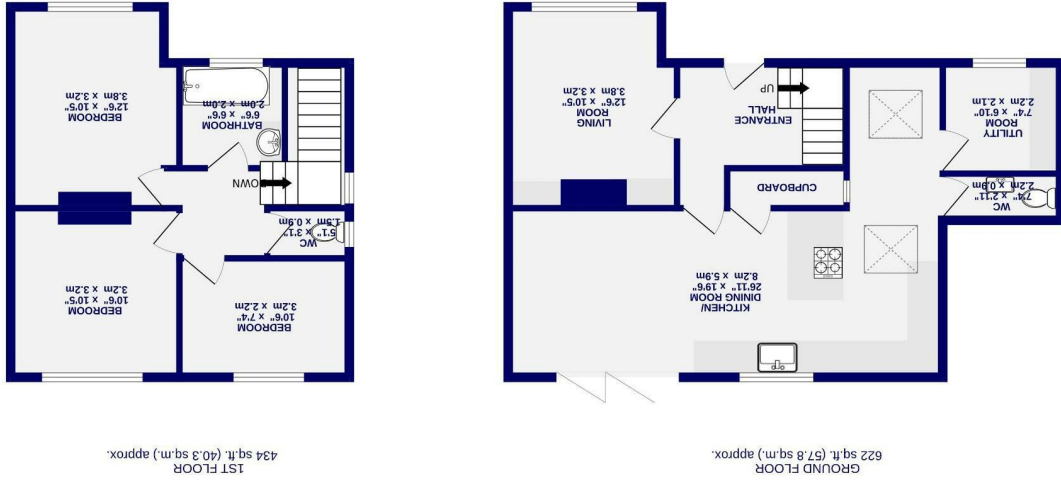


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# Authitts Cottages Shipton By YO30-1BJ

Freehold  
Council Tax Band - C

- Stunning Semi-Detached Home
- Three Bedrooms
- Open Plan Kitchen Diner
- Plenty Of Driveway Parking
- Large Private Garden
- Utility Room & G.F W.C
- Sought After Village Setting
- EPC C



# Authitts Cottages

Shipton By Beningbrough, York  
YO30 1BJ

£395,000



Located in the popular village of Shipton by Beningbrough, to the north of York, is this beautifully renovated semi-detached home occupying an impressive plot with a private aspect to the rear and ample driveway parking to the front. Finished with impeccable taste throughout, this stylish property offers move-in ready accommodation that is sure to appeal to a wide range of buyers and is expected to be popular on the open market.

Shipton by Beningbrough is a sought-after village offering a strong sense of community, regular bus connections into York city centre and the railway station, whilst also providing convenient access to the A1(M) for those travelling further afield.

Internally, the property opens into a generous entrance hall which leads through to the stunning open plan kitchen diner positioned at the rear of the home. Designed with modern living in mind, this impressive space features contemporary shaker-style units, quality worktops and a superb dining area with bi-fold doors opening directly onto the rear garden. To the front of the property is a beautifully presented living room with a large bay window allowing natural light to flood the space. Completing the ground floor is a useful utility room and a convenient WC accessed from the kitchen.

To the first floor are three well-proportioned bedrooms, all immaculately presented, alongside a stylish family bathroom and separate WC.

Externally, the property sits on a substantial plot with a generous rear garden enjoying a private outlook beyond. Predominantly laid to lawn and enclosed by fenced boundaries, the garden also benefits from a patio seating area accessed directly from the bi-fold doors, creating an ideal space for entertaining and outdoor dining. To the front is ample driveway parking for several vehicles alongside a further lawned garden with mature hedge boundaries.

Sure to be popular on the open market, early viewing is highly recommended.

