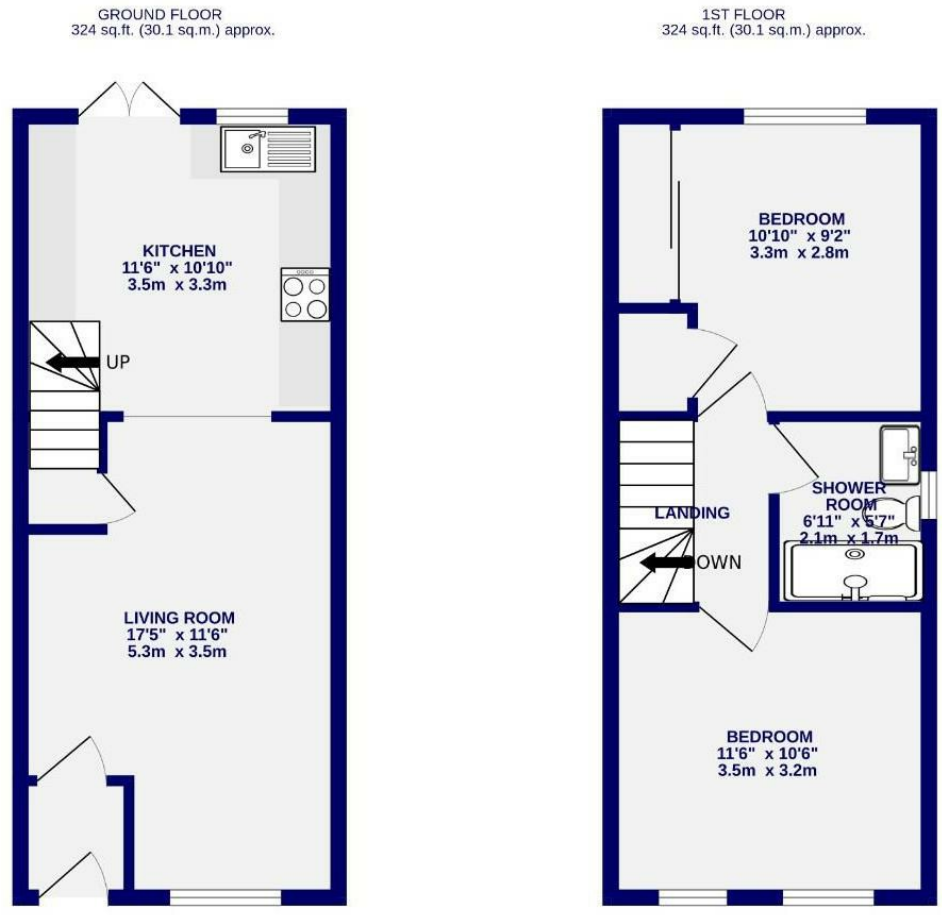
Rosecroft Way Off Shipton Road, YO30 5FN

Freehold
Council Tax Band - C

- Fully Refurbished Throughout
- Substantial Plot & Garage
- Driveway & parking for 2 cars
- Air Source Heat Pump & Solar Panels
- Two Double Bedroom End Terrace Home
- Sought After Location
- EPC B



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Rosecroft Way
Off Shipton Road, York
YO30 5FN

£340,000

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A superbly renovated two bedroom end townhouse, positioned within a quiet cul de sac to the west of York and offering stylish, energy efficient accommodation together with a substantial plot of land and garage and two parking spaces.

The current owner has carried out a comprehensive programme of refurbishment, thoughtfully upgrading the property throughout. Improvements include the installation of an air source heat pump, solar panels and a striking open plan kitchen and dining room, all designed to enhance comfort while reducing ongoing energy costs.

The well presented accommodation begins with an entrance hall leading into a bright and spacious living room with useful understairs storage. To the rear, the heart of the home is the beautifully appointed kitchen and dining room, featuring contemporary fitted units, integrated appliances and French doors opening onto the enclosed rear garden.

To the first floor are two well proportioned double bedrooms, including a dual aspect principal bedroom, together with a modern family bathroom.

Externally, the property occupies a substantial plot, with a large area of privately owned land to the front offering excellent potential for further landscaping, outdoor entertaining or possible development, subject to the necessary consents. Planning permission was previously granted for the construction of a second dwelling attached to the existing property.

The property also benefits from a garage, a driveway positioned in front of the garage and additional off street parking to the rear with an electric vehicle charging point. The enclosed rear garden has been designed for ease of maintenance.

This attractive home offers a rare combination of modern, energy efficient upgrades, generous outside space and potential for future development. It is conveniently positioned close to local shops, schools, a post office and public house.