



York Road, Shiptonthorpe

- No Onward Chain • Substantial family home totalling • Living room with an open fire and snug • Open plan kitchen/diner with a range of appliances. Pantry and separate utility room • Conservatory and a ground floor cloakroom • Five double bedrooms two of which benefit from an en-suite • Four piece family bathroom • Large double garage and further parking on the gravelled drive • Enclosed private rear garden • EPC = C

## Guide Price £450,000

Church Lodge is a substantial five bedroom detached family home located in the desirable village of Shiptonthorpe. Shiptonthorpe is perfectly located for anyone that needs access to either York or Hull as both cities are approximately the same distance to either side of the village. Not only does the property provide a wealth of internal accommodation but it also has a lovely sized private rear garden, perfect if you have young children or pets. The property is offered to the market with No Onward Chain and will be vacant early October.

Entering through the front door you find yourself in a lovely entrance hall which is both spacious and light. The first room on the left hand side is the first of the two living rooms but is currently being used as a ground floor bedroom. The main living room is towards the back of the property and benefits from an open fire, perfect for the colder winter months. There are dual aspect windows and a set of doors that open to the conservatory beyond. The conservatory provides the perfect place to sit and enjoy the sun, whilst the sliding door can be opened to provide access to the garden beyond.

The kitchen/diner is a large with a fully shelved pantry to one side. The kitchen itself has a U shaped worktop which incorporates a stainless steel sink with drainer. There are a range of appliances including a Beko dishwasher, an under counter fridge, a freestanding fridge/freezer, a five ring Neff gas hob with ovens below and a Rayburn cooker. In addition there are multiple storage units and more than enough space for a good size dining table and chairs. There is a utility room off the kitchen with a worktop that incorporates a sink and drainer. Below the worktop is a Beko washing machine and space for a dryer. Opposite the utility is the cloakroom with a pedestal hand basin and w/c.

To the first floor there are five double bedrooms, one of which has an ensuite bathroom whilst another has an ensuite shower. A family bathroom comprising of a bath, corner shower, pedestal hand basin, low level w/c, bidet and chrome heated towel rail completes the internal accommodation.

Externally the rear garden is mainly laid to lawn with borders of mature trees and shrubs. There is a timber pergola with grape vines to one side and a shelter at the rear where you can sit in the summer months. There is a good sized raised patio seating area that runs the full width of the property. To the front of the property there is a gravelled drive with space for three cars and a large attached double garage which provides further parking and storage.

### Location

Shiptonthorpe is ideally placed for commuting to York or Hull (both approx 20 miles) or Leeds (about 34 miles) and is near to a variety of local amenities either in Market Weighton (2 miles) or Pocklington (4 miles). Within Shiptonthorpe is a church, garden centre and filling station with small supermarket. There is a bus route that runs through the village, and whilst Shiptonthorpe is close to all major road networks and the train station at Howden, it is also surrounded by open countryside.





**A SUBSTANTIAL FIVE BEDROOM DETACHED FAMILY HOME WITH A PRIVATE REAR GARDEN**



**R M English Ltd, 18 Castlegate, York, YO1 9RP Tel: 01904 697900**



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
		70	77

Address: York Road, Shiptonthorpe  
Reference: 994

Environmental Impact (CO <sub>2</sub> ) Ra		0	0
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions			

Viewing strictly by appointment

Tenure Freehold

Council Tax Band F

Local Authority East Riding of Yorkshire Council

Services All mains services

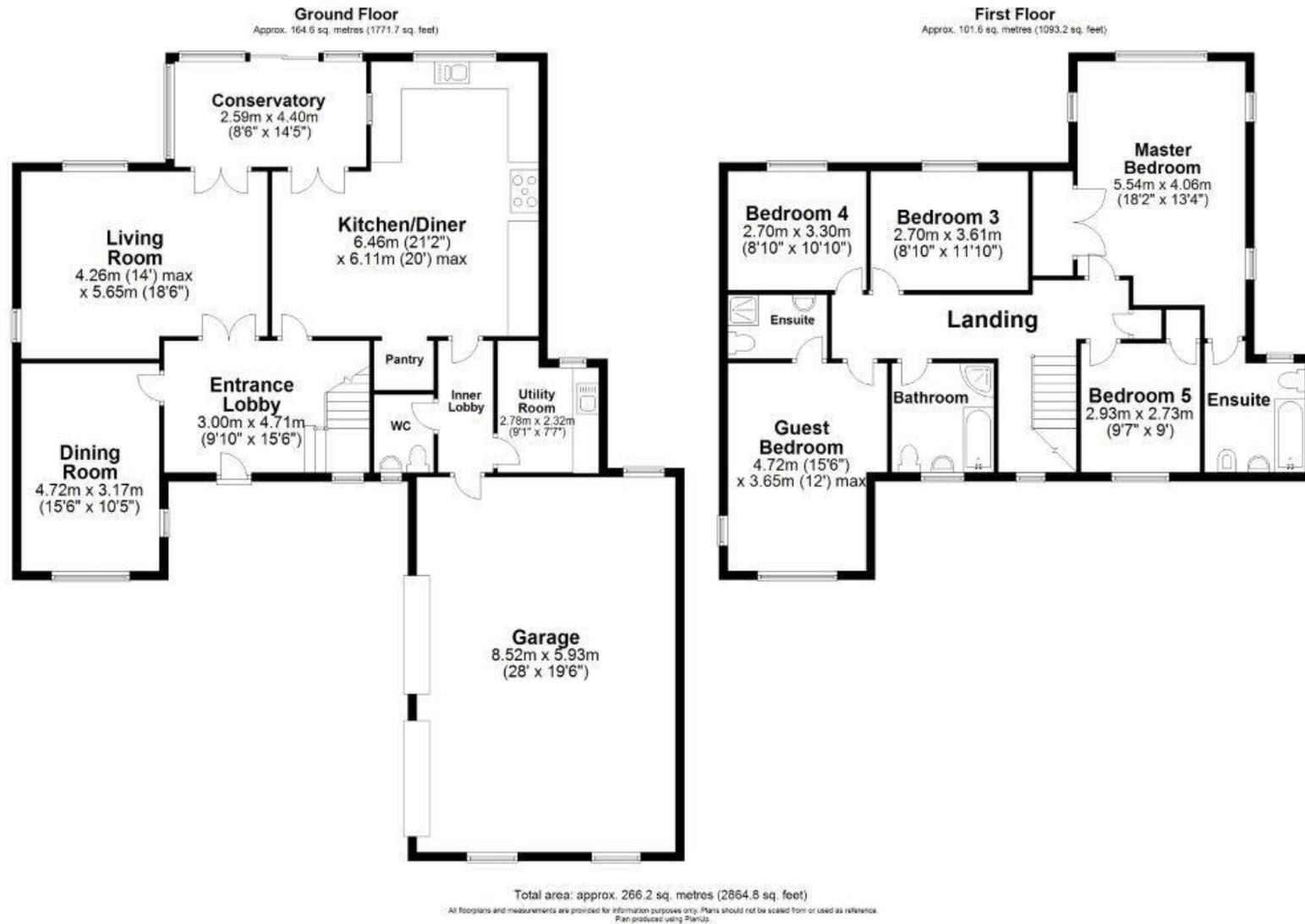


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