



**2 SHIPTON STREET
OFF BURTON STONE LANE
YORK. YO30 7AU**

A DISTINCTIVE, GRADE II LISTED, END OF TERRACE FORMER SCHOOL MASTER'S HOUSE BELIEVED TO BE LATE VICTORIAN AND PROVIDING GOOD SIZED TWO BEDROOM ACCOMMODATION. THE PROPERTY IS IN NEED OF UPDATING, OFFERS AN IDEAL OPPORTUNITY FOR IMPROVEMENT TO THE INDIVIDUAL REQUIREMENTS OF A PURCHASER (SUBJECT TO NECESSARY CONSENTS).

GUIDE PRICE: £125,000

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THE PROPERTY IS SITUATED IN A POPULAR RESIDENTIAL AREA WITH A RANGE OF LOCAL AMENITIES AND IS CONSIDERED TO BE WITHIN EASY ACCESS OF THE CITY CENTRE ½ MILE AND WALKING DISTANCE OF YORK HOSPITAL ALSO ½ MILE (DISTANCES APPROXIMATE)

SUMMARY OF PRINCIPAL ACCOMMODATION

* ENTRANCE LOBBY * SITTING ROOM * DINING/KITCHEN * 2 BEDROOMS *
* BATHROOM & W.C. * GAS-FIRED HEATING * ENCLOSED REAR YARD WITH W.C. *

GROUND FLOOR

ENTRANCE LOBBY

SITTING ROOM:

13' 5" (4.09m) x 12' 9" (3.89m) plus recess.



Enclosed radiator, random stone fireplace with inset gas fire with back boiler.

DINING/KITCHEN:

17' 0" (5.18m) x 9' 8" (2.95m). Base unit with inset stainless steel sink, plumbing for washer, point for electric cooker, larder cupboard. Under stairs cupboard, enclosed radiator and door to enclosed yard (see notes).

From the Entrance Lobby a staircase rises to

FIRST FLOOR

LANDING

BEDROOM 1 (FRONT):

13' 4" (4.06m) plus recessed wardrobe x 13' 1" (3.99m) max. Double panel radiator.

BEDROOM 2 (REAR):

9' 10" (3m) x 9' 8" (2.95m). Single panel radiator.

BATHROOM:

Low level W.C., pedestal wash basin, bath with electric shower, heated towel rail and point for electric shaver. Airing cupboard with hot water cylinder.

OUTSIDE:

To the rear of the property is an enclosed yard with **STORE** and **HIGH LEVEL W.C.** **NOTE:** There is no access to the rear yard other than through the property.

GENERAL INFORMATION

LOCAL AUTHORITY

City of York Council, Tel: 01904 613161

COUNCIL TAX:

An inspection of the Valuation Office's website on 19th January 2010 revealed a Band 'B' assessment.

VIEWING:

Strictly by appointment with the selling agents, tel: 01904 679733.

DIRECTIONS:

Leave the York City Centre on the A19 North via Bootham. After approximately ½ mile turn right into Burton Stone Lane, take the second turning on the right into Shipton Street where the property is located on the right hand side.

ENERGY PERFORMANCE GRAPHS:



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating, the more energy efficient the home is and the lower the fuel bills will be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO²) emission. The higher the rating, the less impact it has on the environment.

IMPORTANT NOTICE:

These particulars which were prepared on 27th January 2010 are provided subject to the following terms:- 1. They are for general guidance only and do not constitute the whole or any part of an offer or contract. No employee of Blacks has any authority to make or give any representation or warranty or enter into any contract in relation to the property. 2. Dimensions are approximate only and descriptions are given without responsibility on the part of Blacks or the vendors or lessors. Reference to plant, machinery, services, etc., does not constitute a representation of the condition, or that it is capable of fulfilling its intended function. 3. All references to prices, rent, etc., exclude VAT which may apply and any offer made will be assumed to be VAT exclusive unless stated otherwise. 4. Certain aspects such as dimensions, rating assessments, occupancy of the subject or adjoining property, etc., may from time to time change. Information contained has been collated as a result of verbal inquiries only. Personal inspection and enquiry including the taking of independent advice is imperative before a contract is entered into. 5. The current availability of this property should be checked particularly if a party is travelling some distance to view.