



Horton House, Town Street, Shiptonthorpe, York, East Riding of Yorkshire, YO43 3PE

THIS INDIVIDUAL DETACHED HOUSE ENJOYS A DELIGHTFUL VILLAGE SETTING
OVERLOOKING THE CHURCH



Located between Beverley and York, enjoying an idyllic setting overlooking the church with gardens running down to a stream. Although three bedrooms, this property offers more space than many four bedroom houses. Individually built providing stylish accommodation over two floors, featuring a large open plan dining living kitchen, separate living room, entrance hall, utility room and downstairs w.c., master suite with en-suite plus two further bedrooms and family bathroom, parking for two cars. This property provides a desirable lifestyle with outdoor entertaining areas.

Location

Shiptonthorpe is situated approximately five miles south east of the market town of Pocklington and two miles north west of the market town of Market Weighton. All Saints Church with its magnificent Lychgate stands at the centre of the village. There is a well used village hall, extensive sports field and children's play park. On the edge of the village there is a popular garden centre and McDonalds.

Accommodation

The accommodation is arranged on the ground and one upper floor and can be seen in more detail on the dimensioned floorplan forming part of these sale particulars and briefly comprises as follows.

Entrance Hall

With staircase off, understairs storage cupboard.

Lounge

Feature period style fireplace.

Open Plan Living/Dining Kitchen

The living area has double French doors to the rear terrace and wood burning stove. The kitchen area has a comprehensive range of floor and wall cabinets with complementing worktops and tiling, centre island table with solid granite worktop, single drainer one and a half bowl sink unit, built-in double oven and hob.





Utility Room
Plumbing for automatic washing machine and Belfast sink.

Downstairs WC
With corner wash hand basin.

First Floor

Landing
Large built-in linen cupboard.

Bedroom 1

En-suite Shower Room
Includes shower cubicle, pedestal wash hand basin and low level w.c., with complementing tiling.

Bedroom 2

Bedroom 3
Irregular shape.

Family Bathroom
Fully tiled complementing a three piece suite comprising panelled bath with shower over, pedestal wash hand basin and low level w.c.



Outside

The property has the benefit of a shared side drive with double wrought iron gates and a right of way leading to a parking area for two cars. There is a raised covered entertaining area with electric blinds. Steps down to an enclosed patio area, beyond which is a garden leading down to Shiptonthorpe Beck.

Tenure

The property is freehold.

Council Tax

Council Tax is payable to the East Riding Of Yorkshire Council. From verbal enquiries we are advised that the property is shown in the Council Tax Property Bandings List in Valuation Band F.*

Fixtures & Fittings

Certain fixtures and fittings may be purchased with the property but may be subject to separate negotiation as to price.

Disclaimer

*The agent has not had sight of confirmation documents and therefore the buyer is advised to obtain verification from their solicitor or surveyor.

Viewings

Strictly by appointment with the sole agents.

Site Plan Disclaimer

The site plan is for guidance only to show how the property sits within the plot and is not to scale.

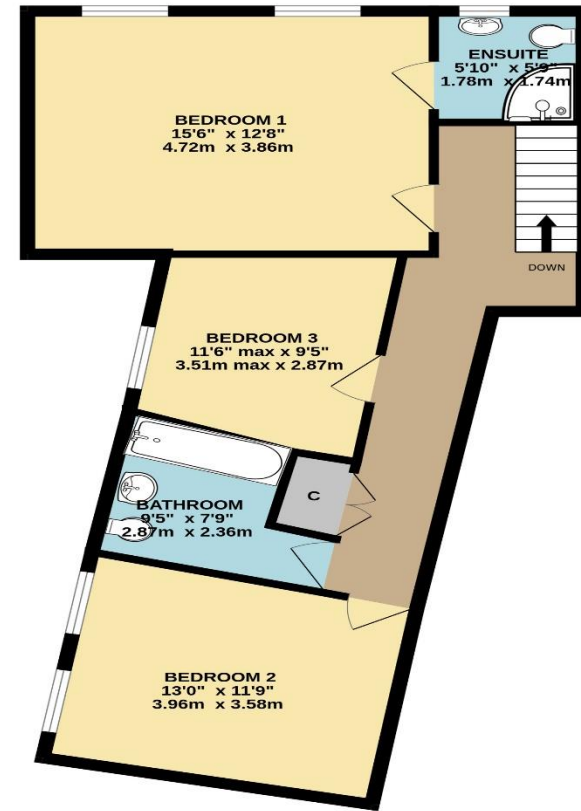
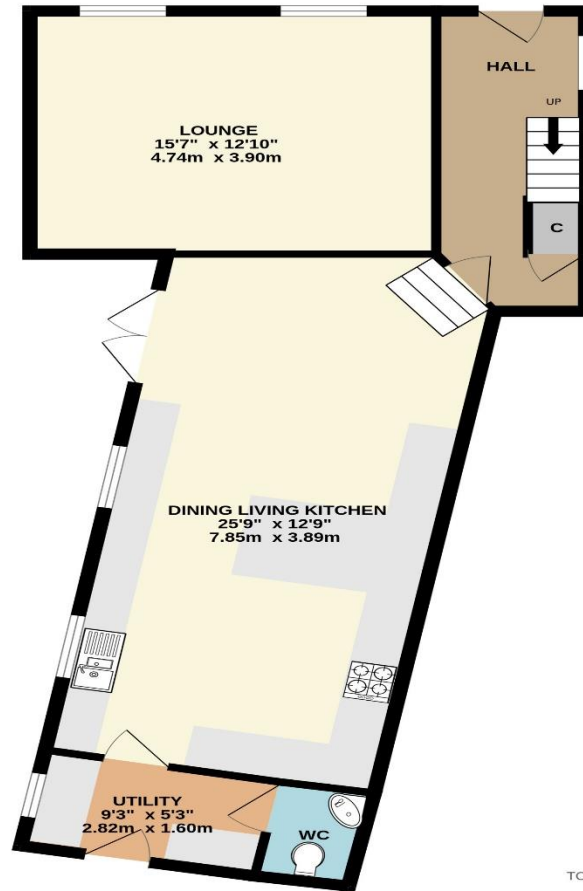
Mortgages

We will be pleased to offer expert advice regarding a mortgage for this property, details of which are available from our Fine and Country Office on 01482 420999. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.

Valuation/Market Appraisal:

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		86
(81-91)	B		
(69-80)	C	76	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

TOWN STREET, SHIPTONTHORPE, EAST YORKSHIRE, YO43 3PE

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To find out more or arrange a viewing please contact 01482 420999 or visit www.fineandcountry.com