



Mayville
Town Street
Shiptonthorpe
York
YO43 3PE

Offers in Excess of £253,000

bettermove

Town Street York

Bettermove are proud to present this 4 bedroom semi-detached house in Shiptonthorpe available with no forward chain.

The property benefits from double glazing, gas central heating throughout and has off street parking available via the large driveway. The council tax band is C.

The interior of this well presented property comprises a spacious living room, dining room, WC and fitted kitchen on the ground floor. The first floor consists of 3 bedrooms and the family bathroom. The loft has also been converted which is currently being used as a large play room. The exterior boasts a private rear garden, perfect for enjoying the summer months. The previous detached garage has also been converted, decorated and insulated currently being used as another bedroom.

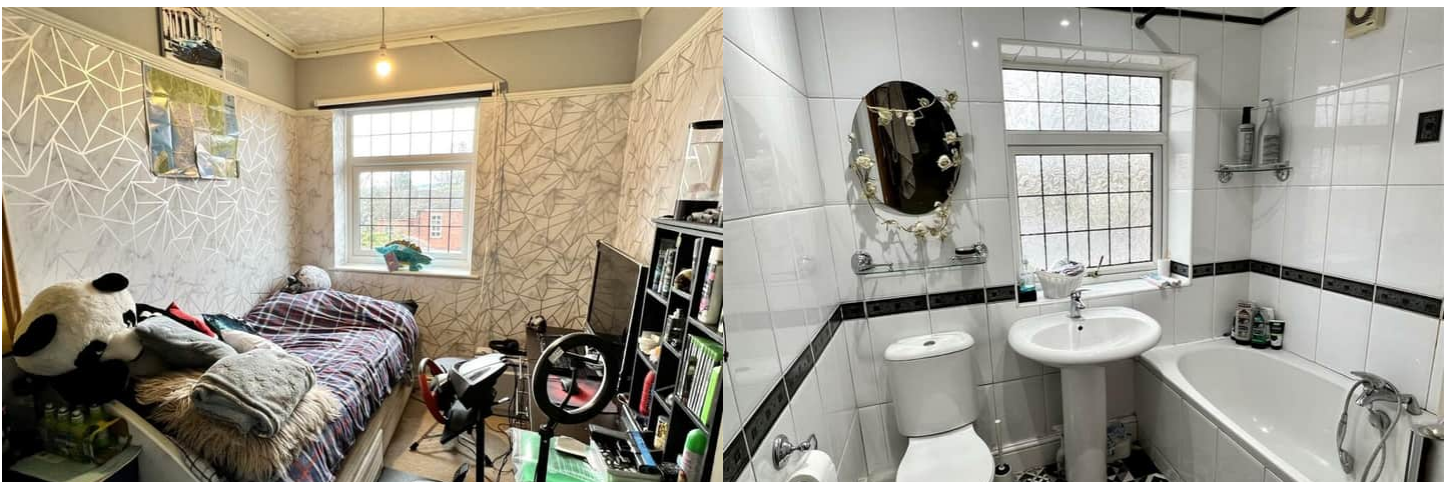
Located in the popular village of Shiptonthorpe, the property is close to a range of amenities, including shops, supermarkets, restaurants in the nearby town of Market Weighton. Excellent transport connections can be found from the A1079 and many local buses.

This exciting opportunity should not be missed! All enquiries can be made through Bettermove on 0330 004 0050.

You can secure the purchase today by paying an exclusivity fee of £1,000 which gives you the rights to purchase within a given timeframe.

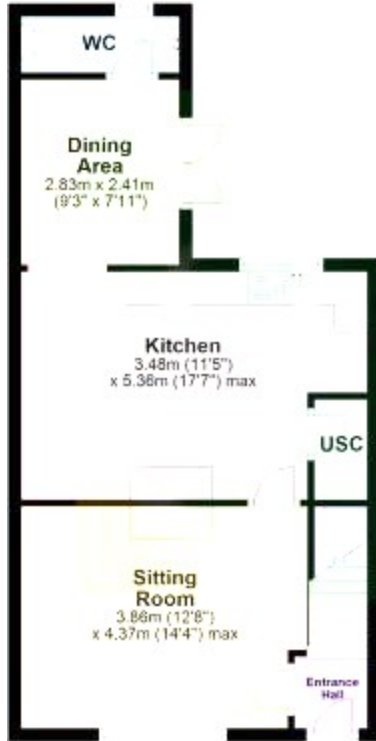
Paying this fee ensures that the seller takes their property off the market and reserves it exclusively for you, therefore eliminating the risk of gazumping and aborted costs.

The exclusivity fee is returned to you upon successful completion of the property.



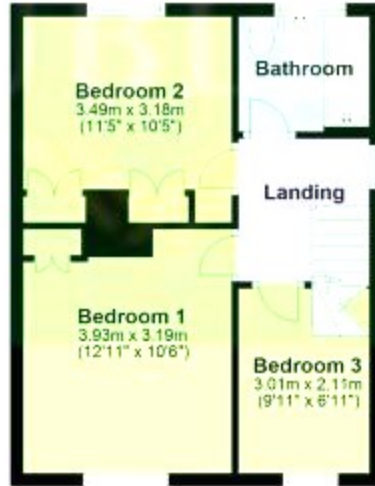
Ground Floor

Approx. 49.4 sq. metres (531.5 sq. feet)



First Floor

Approx. 39.5 sq. metres (425.3 sq. feet)



Second Floor

Approx. 22.0 sq. metres (237.0 sq. feet)



Total area: approx. 110.9 sq. metres (1193.9 sq. feet)

This plan is for illustrative purposes only.
Plan produced using PlanUp

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		85
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		EU Directive 2002/91/EC



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