



Dringthorpe Road, York, YO24 1NF

- SOUGHT AFTER LOCATION
- THROUGH LOUNGE DINER
- FRONT AND REAR BAY WINDOWS
- GARAGE
- WELL MAINTAINED
- APPROXIMATELY TWO MILES FORM CITY WALLS

£440,000



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DESCRIPTION

A well-presented, three bedroom semi-detached property in a highly sought after location in the Tadcaster Road area of York.

Upon entering the property you have a bright, spacious entrance hall with a seating area big enough for a small table and chairs as well stairs leading to the first floor.

The hallway opens up to the kitchen at the rear of the property with its range of base and wall units and integrated appliances. a door from the kitchen leads to a side passageway which in turn leads through to the attached garage with power and light.

The lounge diner runs the full length of the property with bay windows to the front and rear elevations flooding the space with natural light. A feature fireplace creates a focal point to the room.

To the first floor you have three bedrooms, two of which enjoy bay windows and fitted wardrobes. The family bathroom completes the internal accommodation with sink, W.C corner bath and separate shower cubicle.

Externally the property has a driveway and paved front garden with mature hedge providing a good degree of privacy. To the rear you have a low maintenance paved garden set over two levels with a variety of mature trees and shrubs creating a stunning place to sit out and entertain.

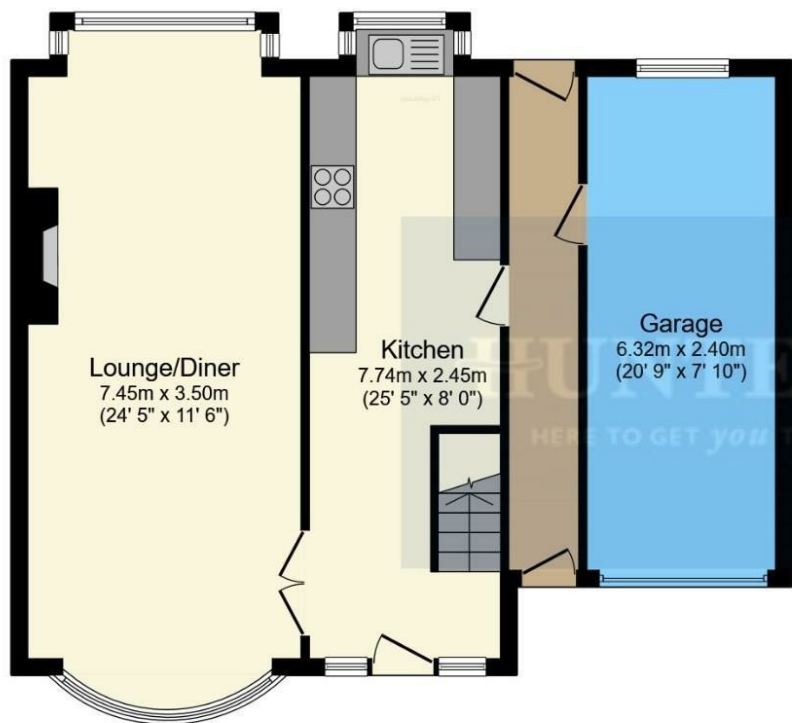
Dringthorpe Road is a sought after residential street close to the city centre of York and the Knavesmire . A regular bus service runs into the centre for people to enjoy the wealth of amenities York has to offer and for those looking to go further afield both the A64 and York station are easily accessible.

The property is also located in the catchment area for the sought-after Dringhouses Primary School and is also a short walk to York College.

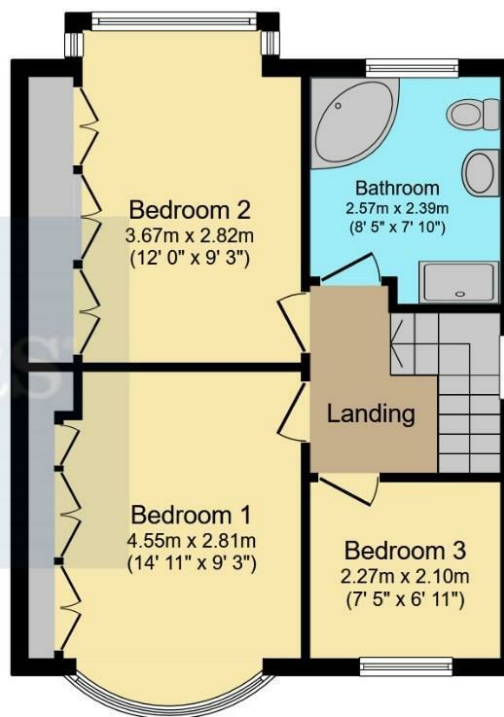
Viewing of this property is highly recommended to truly appreciate all it has to offer.







Ground Floor



First Floor

Total floor area 118.4 m² (1,275 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

Viewings

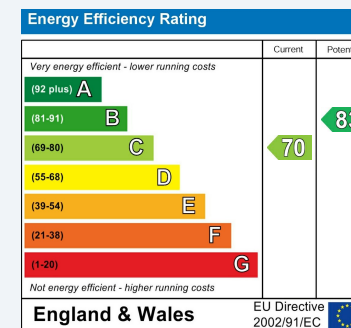
Please contact york@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

ENERGY PERFORMANCE CERTIFICATE

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



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.



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