



## Tadcaster Road, Dringhouses, York Asking Price £1,000,000

\*\*\*\* SUPERB DEVELOPMENT OPPORTUNITY \*\*\*\*

A substantial 7 bedroom detached house with detailed planning consent for redevelopment into a 4,000 sq. ft luxury family home, positioned in arguably York's most sought after location.



## Accommodation

Positioned in one of York's most prestigious and sought after locations is this 7 bedroom detached family house, offering substantial family living accommodation and benefitting from an additional detailed Planning Application for further expansion and improvement.

The property stands within mature gardens with a shared access with additional planning consent to create a detached garage.

Internally, the property is entered into a spacious reception hall with integral leaded light casement windows and a turn staircase leading to the first floor accommodation with built in under stair cupboard.



There is a downstairs cloakroom with wash hand basin and W/C in addition to a single radiator and feature Quarry tiled flooring.

The property's principal reception room is a sitting room located at the front of the property with a bay window to the front elevation. There is a period boarded fireplace and 2 separate radiators. Located at the rear, is a separate living room having a bay window to the rear and side elevations in addition to a period open fireplace set on a tiled hearth with surround.

The property benefits from a breakfast room having a range of built in base units to the side elevation with high level storage cupboards and mounted display shelving. There is a walk-in larder cupboard and radiator.



The property's kitchen requires modernisation and will be transformed as part of the permitted rear extension. Currently, the kitchen has a range of built-in base units to 3 sides with rounded edge worktops and additional high level storage cupboards. There is a built-in Bosch electric over and grill and Quarry tiled flooring.

The rear entrance hall gives access to the gardens beyond and has a walk-in cupboard which currently houses the oil fired central heating boiler.

The property's landing services the first floor accommodation in addition to a staircase which leads to the 2nd floor. To the 1st floor are 4 substantial double bedrooms in addition to a house bathroom which has a pedestal wash hand basin and inset panelled bath. There is a separate toilet having a low flush W/C.



To the 2nd floor are 3 further bedrooms again, equipped with radiators.

## To The Outside

The property is accessed directly off Tadcaster Road onto a shared side driveway with planning permission to service a double garage.

Directly to the front of the property is a covered storm porch with front garden having herbaceous borders in addition to walled and hedged boundaries.

Adjoining the rear elevation is a covered tiled patio in addition to a brick and tiled outbuilding providing external storage accommodation. The property's rear garden is laid to lawn providing the ideal family environment.

## Planning

By decision 22/02534/FUL detailed planning consent dated 23.05.2023 has been granted for a 2 storey and separate single storey rear extension in addition to the creation of a detached double garage.

The planning consent will create a dwelling of over 4,000 sq.ft. A full set of plans are available from the selling agent.



