



## Leeside, York £275,000

A well presented two double bedroom semi detached home, located in the popular area of Dringhouses with a larger than average garden, and the potential to extend STPP.



The property is accessed via a composite panelled front door, into an entrance hallway with stairs leading up to the first floor accommodation.

To the left of the entrance hall is a cosy sitting room, with a large bay window overlooking the front garden and has a feature fireplace with wood burning stove.



To the rear elevation is the kitchen diner, which benefits from a range of cream wall and base units, with black tiled splashback and black laminate worksurfaces. There is space for a range of freestanding appliances, and there is an integrated oven and electric hob. The kitchen is completed with a resin sink with mixer tap over.

To the first floor there are two double bedrooms and a house bathroom. The master bedroom is a large double room, to the front of the property and benefits from useful built in storage. The house bathroom briefly comprises a panelled bath with shower over, pedestal hand wash basin, and low flush W/C.



To the outside the property benefits from an attached single garage, driveway offering off street parking for multiple cars as well as a front garden that is mainly laid to lawn. To the rear of the property is a large garden which is mainly laid to lawn with sizeable patio, ideal for summer entertaining.

Tenure: Freehold

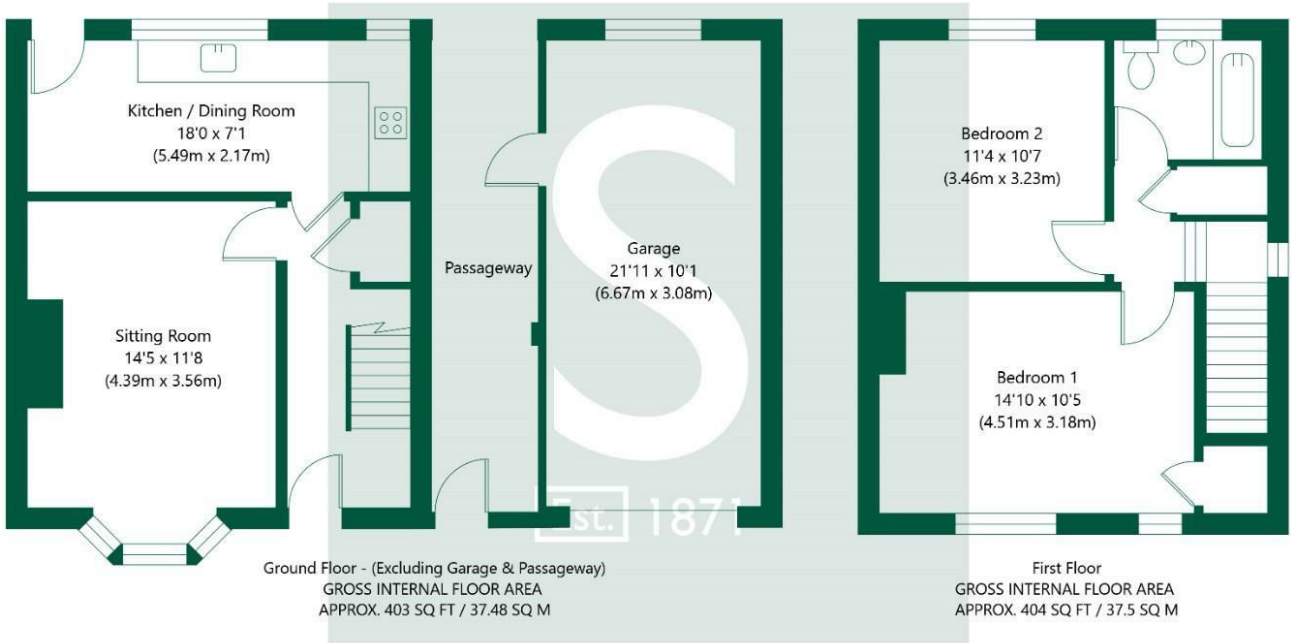
Services: All mains services connected

EPC Rating: C

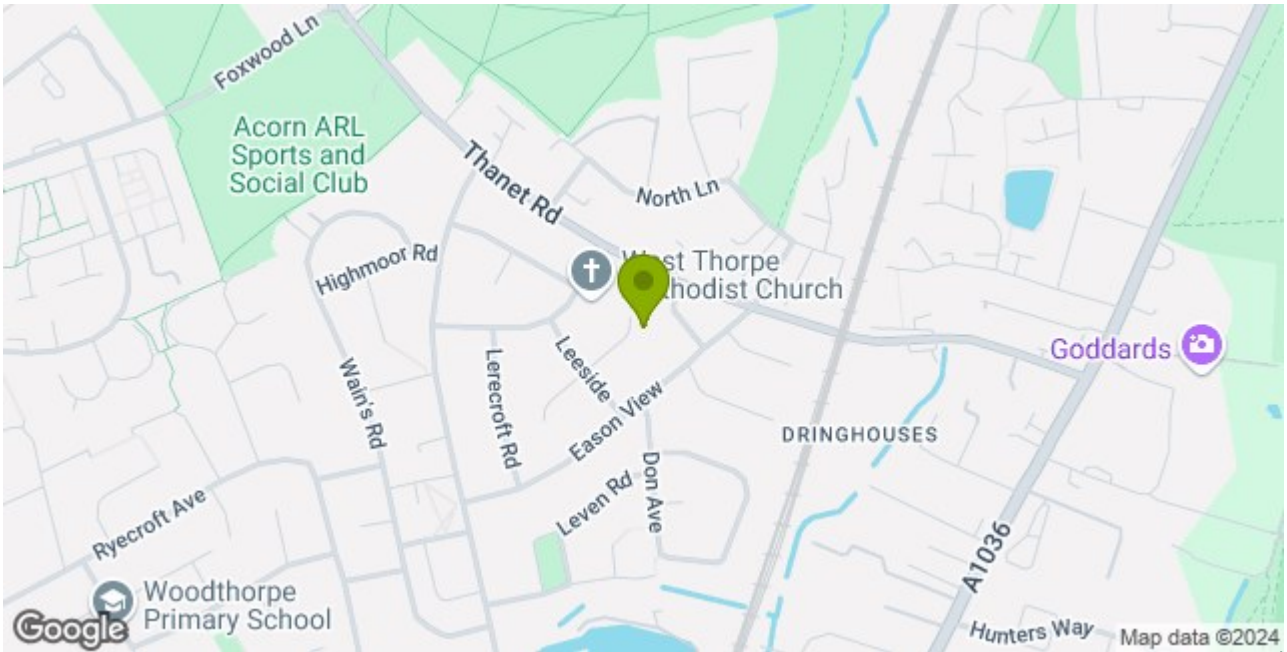
Council Tax: B - City of York

Viewings: Strictly via the selling agent 01904 625533





NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
APPROXIMATE GROSS INTERNAL FLOOR AREA 807 SQ FT / 74.98 SQ M  
All measurements and fixtures including doors and windows are approximate and should be independently verified.  
www.exposurepropertymarketing.com © 2024



**Stephensons**

York	01904 625533
Knarborough	01423 867700
Selby	01757 706707
Boroughbridge	01423 324324
Easingwold	01347 821145
York Auction Centre	01904 489731
Haxby	01904 809900

**Partners**

- J F Stephenson MA (cantab) FRICS FAAV
- I E Reynolds BSc (Est Man) FRICS
- R E F Stephenson BSc (Est Man) MRICS FAAV
- N J C Kay BA (Hons) pg dip MRICS
- O J Newby MNAEA
- J E Reynolds BA (Hons) MRICS
- R L Cordingley BSc FRICS FAAV
- J C Drewniak BA (Hons)

**Associates**

N Lawrence

