



Dringthorpe Road, York YO24 1NF

welcome to

Dringthorpe Road, York

An immaculately presented, three bedroom family home, situated in a highly sought after area, just off Tadcaster Road. The property boasts well proportioned interiors, an integral garage, a low maintenance rear garden, a four piece bathroom suite and a kitchen with integrated appliances.



Entrance Hall

The entry hall to the home has the stairs up to the first floor, a window to the side, a radiator and a seating area.

Lounge/ Diner

26' + bay x 11' 6" max (7.92m + bay x 3.51m max)

A fantastic size lounge/diner with carpeted floors, a bay window to the front and to the rear, a radiator and double doors on to the hallway.

Kitchen

11' 3" x 7' 10" (3.43m x 2.39m)

A fitted kitchen with tiled flooring, wall/base units, an electric oven, a gas hob, an integrated microwave, a window to the rear and a door to the side passage.

Landing

A carpeted landing with a window to the side and a stairs up from the ground floor.

Bedroom One

14' 11" into bay x 9' 4" to front of wardrobes (4.55m into bay x 2.84m to front of wardrobes)

A good size primary bedroom with carpeted floors, a bay window to the front of the home, a radiator and built in wardrobes.

Bedroom Two

15' into bay x 9' 2" to front of wardrobes (4.57m into bay x 2.79m to front of wardrobes)

The second double bedroom has carpeted floors, a bay window to the rear of the home, a radiators and built in wardrobes.

Bedroom Three

7' 11" x 7' 5" (2.41m x 2.26m)

A carpeted single bedroom with a radiator and a window to the front of the home.

Bathroom

The house bathroom has laminate flooring, a shower cubicle, a bath tub, a w.c, a wash hand basin, an extractor fan, a window to the rear, a radiator and the loft access.

Exterior

The front of the home has a paved driveway with hedge and wall to the front as well a garage. Around to the rear there is a mature, patio garden which is over two levels and has outside lights, trees and bushes.

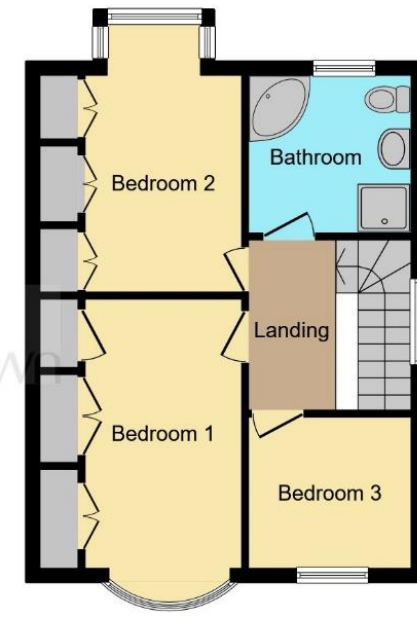
Garage

20' 9" x 8' 2" (6.32m x 2.49m)

The garage has power, lighting, the boiler, a door in to the side passage, up + over doors and a window in to the rear garden.



Ground Floor



First Floor

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.



view this property online williamhbrown.co.uk/Property/YOR105146



welcome to

Dringthorpe Road, York

- A SUPERB, THREE BEDROOM FAMILY HOME
- HIGHLY SOUGHT AFTER LOCATION, 2 MILES FROM THE CITY CENTRE
- AN EASY TO MAINTAIN REAR GARDEN
- INTEGRAL GARAGE
- BEAUTIFULLY PRESENTED THROUGHOUT

Tenure: Freehold EPC Rating: D

£450,000



view this property online williamhbrown.co.uk/Property/YOR105146

Please note the marker reflects the postcode not the actual property



Property Ref:
YOR105146 - 0007

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01904 621138



York@williamhbrown.co.uk



48 Goodramgate, YORK, North Yorkshire, YO1 7LF



williamhbrown.co.uk