



16 Regency Mews Dringhouses

York, YO24 1LL

Guide Price £450,000



A LARGER THAN AVERAGE MODERN END TOWN HOUSE WITH GARAGE. Located within this sought after modern development just off Tadcaster Road and close to the Knavesmire as well as excellent road links into York's historic city centre, the railway and the outer ring road. Updated and maintained to a very high standard throughout and benefitting from being at the secluded corner of the row with generous plot. The internal accommodation comprises entrance hallway, 15' lounge, dining kitchen, first floor landing, master bedroom with en-suite shower, two further bedrooms and a further three piece shower suite. To the outside is a front lawned garden with side gravelled pathway leading to the rear landscaped garden with access to a single detached garage which has vehicle access directly from Tadcaster Road. An accompanied viewing of this impressive home is highly recommended.

Entrance Hall

Entrance door, power points, carpeted stairs to first floor. Carpet.

Lounge

uPVC double glazed window to front and side, double panelled radiator, single panelled radiator, electric fire with surround, under stairs cupboard, fitted fibre broadband, TV point, power points. Laminate flooring.

Dining Kitchen

uPVC double glazed window to rear and door to courtyard garden, fitted wall and base units with counter tops, one and a half stainless steel sink and drainer with mixer tap, fitted double oven, dishwasher, washing machine and fridge freezer, double panelled radiator, power points. Laminate flooring.

First Floor Landing

Loft access, double panelled radiator. Carpet. Doors to:





Master Bedroom

Double glazed window to front, fitted wardrobes, single panelled radiator, power points. Carpet.

En-Suite

Opaque uPVC double glazed window to front, walk-in shower cubicle, wash hand basin, low level WC, single panelled radiator, extractor fan. Tiled flooring.

Bedroom 2

uPVC double glazed window to rear, single panelled radiator, power points. Carpet.

Bedroom 3

uPVC double glazed window to rear, single panelled radiator, power points. Carpet.

Shower Room

Opaque uPVC double glazed window to side, walk-in shower cubicle with additional plumbing to adapt to a bath, wash hand basin, low level WC, towel rail/radiator, part tiled walls, extractor fan. Tiled flooring.

Outside

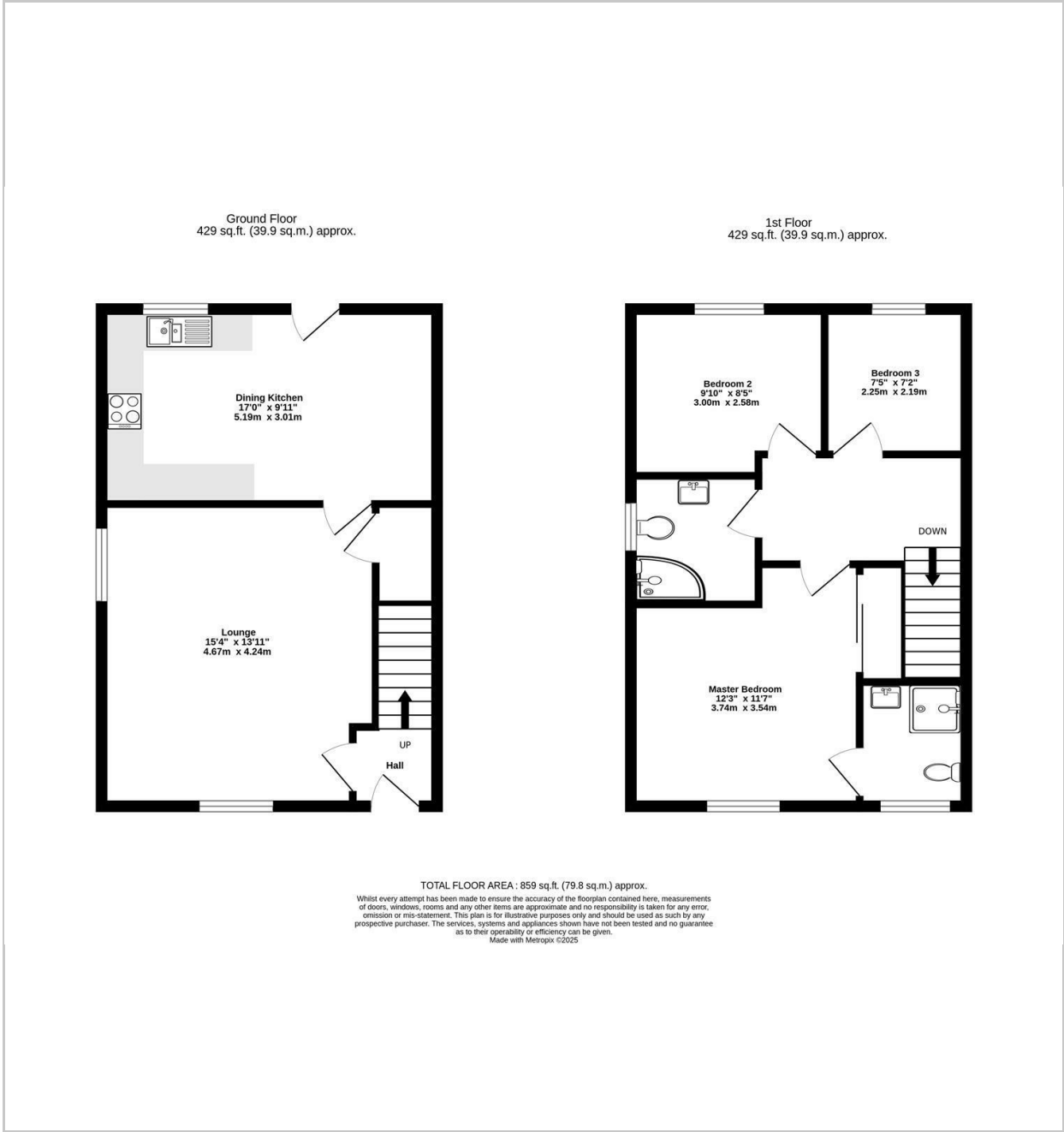
Front garden with lawn and gravelled path to side, designated parking and visitor spaces. Rear landscaped courtyard garden with patio, and outside tap.

Garage

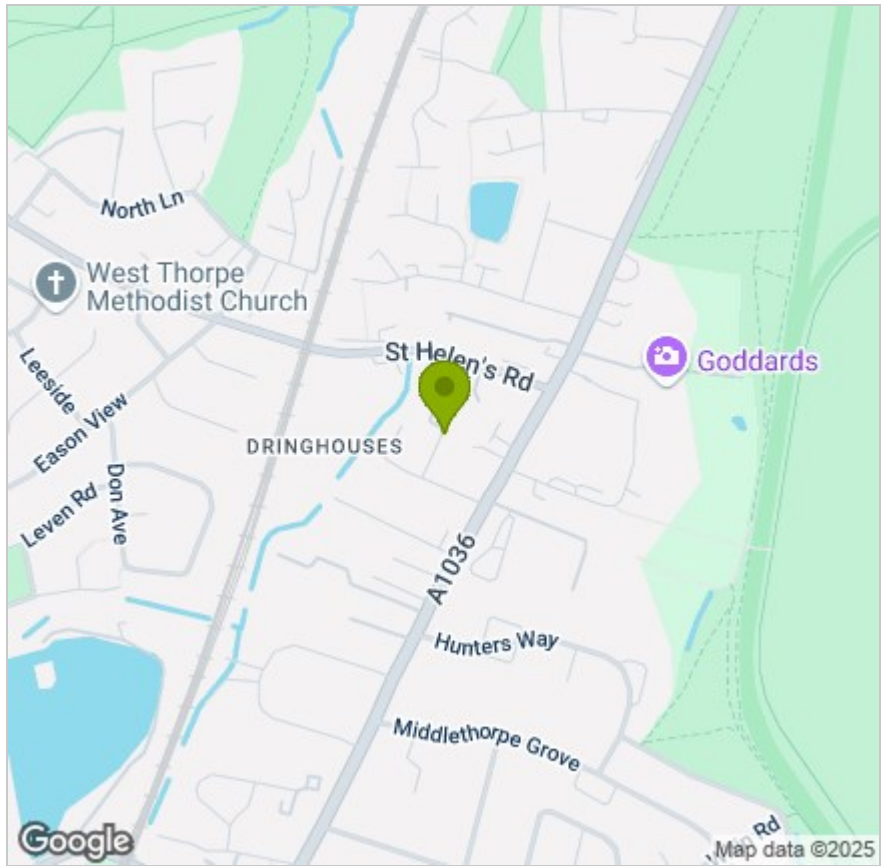
Electric roller door, power and lighting, vehicle access from Tadcaster Road.



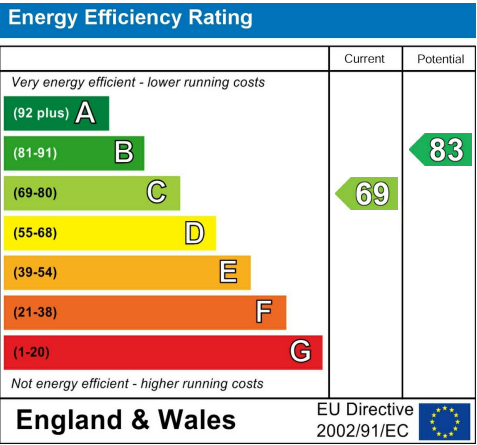
FLOOR PLAN



LOCATION



EPC



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