



2 North Lane

York, YO24 2NS

Guide Price £330,000



VIEWES TOWARDS HOB MOOR. Delightful 2 bedroom semi-detached house with beautiful rear garden with front open aspect located on this quiet residential street in Dringhouses, close to popular schools and amenities with nearby walks and easy access by car and bus into York City centre and further afield. Benefiting from uPVC double glazing and gas central heating. Comprises: Entrance hallway; Lounge with bay window; Modern fitted kitchen; Garden Room; 2 first floor double bedrooms; 3 piece house bathroom suite. The loft area is fully boarded, has two Velux windows and is an ideal space for working from home. To the outside is a paved driveway providing off street parking and potential for electric car charging point. Gates for side access to rear landscape garden with patio, lawn, mature flower beds, earth borders and timber storage shed. Accompanied viewing is highly recommended.

Entrance Hallway

uPVC door, door to;

Lounge

Bay window, carpets, skirting, uPVC bay window

Kitchen

Range of wall and base units, Stainless steel sink and drainer, electric oven and hob, LVT flooring, uPVC window to rear, coat cupboard

Garden Room

Window to rear, French doors opening to garden and single door to garden, LVT flooring

Landing

Bedroom 1

uPVC bay window to front, carpets, skirting, fitted wardrobes, power points

Bedroom 2

uPVC window to rear, carpets, power points, access to loft space





Bathroom

Pea shaped bath, w.c. and wash hand basin

Loft Space

Two Velux windows and is an ideal space for working from home

Garden

Lawned area with paved patio



FLOOR PLAN

