

VIEWS 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 LOCATION** Ground Floor 577 sq.ft. (53.6 sq.m.) approx. 1st Floor 358 sq.ft. (33.2 sq.m.) approx. 2nd Floor 130 sq.ft. (12.1 sq.m.) approx. Mayfield Public Open Space Bathroom Bedroom 2 10'0" x 8'7" Loft Space/Office Garden Room 12'9" x 6'11" 3.88m x 2.11m Thanet Rd Landing Highmoor Rd 6 St Helen's Rd Bedroom 1 13'0" x 11'7" 3.96m x 3.53m Lerecroft Rd Kitchen DRINGHOUSES Acom Way Hunte Mab data @2025 Lounge 14'6" x 11'7" **Energy Efficiency Rating** Potential Very energy efficient - lower running costs **EPC** (92 plus) A 80 (69-80) 59 D (55-68) TOTAL FLOOR AREA: 1065 sq.ft. (99.0 sq.m.) approx. (39-54) Whilst every attempt has been made to ensure the accuracy of the Boorpian contained here, measurements of doors, windows, rooms and any other terms are approximate and no responsibility is taken for any error, windows, rooms and any other terms are approximate and no responsibility is taken for any error, properties purchaser. The services, systems and applicance shown have not been tested and no guarante as to their operability or efficiency can be given. (21-38) G Not energy efficient - higher running costs EU Directive

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