

NO FORWARD CHAIN. An impressive three double bedroom semi detached house situated in this popular residential area of Dringhouses. Benefiting from uPVC double glazing and gas central heating as well located conveniently for schools, supermarkets and amenities, with frequent bus links into York's historic city centre. It's bright and spacious layout comprises: entrance porch, entrance hallway, lounge with bay window, dining room, fitted kitchen, utility room, first floor landing, three first floor bedrooms and four piece house bathroom suite.

To the outside is a driveway providing off street parking and the potential for electric car charging, front and rear gardens and detached single garage. An accompanied viewing of this ideal home is highly recommended.

### **Entrance Porch**

uPVC entrance door, tiled flooring

# **Entrance Hallway**

Oak flooring, double panelled radiator, storage cupboard, carpeted stairs to first floor, windows to side

### Lounge

uPVC bay window to front, log burner with tiled hearth and surround, luxury vinyl tiling, TV and power points, fitted storage, double panelled radiator

# **Dining Room**

uPVC sliding doors to rear, oak flooring, double panelled radiator, power points

#### Kitchen

uPVC windows to side, fitted wall and base units with oak countertop, sink and draining board with mixer tap, built-in oven and gas hob, tiled flooring, power points

# **Utility Room**

uPVC door to rear, plumbing for washing machine, power points



















# First Floor Landing

uPVC window to side, carpeted floors, door to;

#### **Bedroom 1**

uPVC window to rear, carpeted flooring, double panelled radiator, power points

## Bedroom 2

uPVC window to front, fitted wardrobes, carpeted flooring, power points, single panelled radiator

## **Bedroom 3**

uPVC window to side, carpeted flooring, single panelled radiator, power points

### Bathroom

Panelled bath, walk-in mains shower enclosure, pedestal wash hand basin, low level WC, tiled walls, tiled flooring, towel radiator, extractor fan, recessed spotlights

#### Outside

Front garden, driveway providing off street parking, lawn and patio rear garden, timber fence boundary, detached single garage

# **FLOOR PLAN LOCATION** Acorn ARL Sports and Thanet Rd Social Club North Ln Ground Floor 529 sq.ft. (49.1 sq.m.) approx. 1st Floor 460 sq.ft. (42.8 sq.m.) approx. St Helen's Rd St. James the Deacon DRINGHOUSES Porch Lounge Hunters Way Middlethorpe Grov Chaloners Rd Bedroom Kitchen **Dining Room** Bedroom MoorLn Coogle Map data @2025 **Energy Efficiency Rating** Utility 8'8" x 5'3" 2.63m x 1.60m Potential Very energy efficient - lower running costs **EPC** (92 plus) A 79 TOTAL FLOOR AREA: 989 sq.ft. (91.9 sq.m.) approx. Whitst every attempt has been made to ensure the accuracy of the floopian contained here, measurement of doors, windows, rooms and any other terms are approximate and no responsibility is taken for any entry, prospective purchaser. The services, systems and appliances shown have not been tested and no guarante as to their operability or efficiency; can be given. As to their operability or efficiency; can be given. (69-80) (55-68) (39-54) (21-38) G Not energy efficient - higher running costs EU Directive **England & Wales** 2002/91/EC

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