



23 The Pastures,  
York, North Yorkshire YO24 2JE

Guide Price £675,000

  
**BISHOPS**  
PERSONAL AGENTS

Bishops Personal Agents bring to the market, in a quiet cul-de-sac, an exceptional four bedroom detached family home, offering the best in suburban living, just to the south of York in this very popular location of Dringhouses, well situated with easy access to the outer ring road and into the York City Centre. Also with local shops and bars along Tadcaster Road, popular schools including the catchment of St Helens Primary and the Tescos Super store close at hand. This excellent substantial property is well presented and was built in the 1980's, boasting a fabulous central living space, generous gardens and a double garage. The accommodation is spread over two floors, with gas central heating and double glazing throughout, will be very appealing to a multitude of buyers, including professional couples, commuters, families and those looking to retire. Briefly comprises; The front entrance door leads to the hallway with a staircase to the first floor and a cloakroom. Doors lead to the reception rooms. To the front on the left, we find the spacious bay fronted living room, with a feature fireplace and patio doors leading out to the garden. To the right the dining area, perfect for dinner parties or a child's playroom. This in turn opens through to the fitted kitchen with range of wall and base shaker style units, plus a handy utility area off to the side. Then opening again into the heart of the house, where we find the fabulous central family room, with a feature wood burning stove as a focal point and bi folding doors to the side, out onto a private paved patio area. To further enhance the ground floor we also find a vaulted sitting room, with further bi folding doors leading out into the garden. From the landing we find four bedrooms, the principal with built in wardrobes and an en-suite shower room, plus a dressing area with an impressive raised Jacuzzi bathtub. In the second bedroom we find an extra dressing room, which could be used as a study. The house also has a further family bathroom to share. Outside to the front is a garden and a paved driveway, providing ample off street parking, leading to the double garage/workshop, just right for a car or cycle enthusiast. To the rear the house, via a side gate, we also find generous gardens, with well stocked perennials, flowering plants and trees, a haven for wildlife and those green fingered buyers. In addition, there are intimate spaces, perfect for pottering, working or simply relaxing on summer evenings and outside entertaining under the gazebo. To further compliment this stunning garden we find a summer house, just right for getting out of the way, plus gated access onto Hob Moor for any dog walkers. Sold with no onward chain! Please do arrange to view this excellent property as soon as possible, not to miss out! An early internal inspection is highly recommended to fully appreciate the overall size of this substantial modern home!

**Located on the sought after south side of York. The Pastures, has access to many local amenities including supermarkets, shops, schools, bars, restaurants and sports facilities. The property stands within this prime residential location, offering excellent access to the City conveniently located for Tesco's superstore and Askham Bar Park and Ride are within easy reach as is the A64 by pass, which gives access to the major local road networks. The historic city of York is a hive of activity with an abundance of shopping facilities, York racecourse and 2 theatres, leisure amenities from the splendour of the York Minster to the vibrant night life of the City Centre and restaurants. York's mainline railway station offers regular services to major cities including Manchester, Edinburgh and London with some journeys taking less than 2 hours to Kings Cross.**



### Entrance Hall

Door to the hallway, double glazed windows to side aspects, ceiling coving and radiator\*. Stairs to the first floor. Doors leading to...

### Cloakroom

Bowl wash hand basin with mixer tap set in a vanity unit, low level wc, extractor fan\* and heated rail\*.

### Living Room

22' 5" x 11' 10" (6.83m x 3.60m)

Double glazed bay windows to front aspect, feature fireplace with wall mounted gas fire\* ceiling coving, tv point\* and radiators\*. Double glazed patio doors to the garden. Door leading to...

### Dining Room

11' 1" x 10' 11" (3.38m x 3.32m)

Double glazed windows to front aspect, ceiling coving and radiator\*. Opening to...

### Kitchen

19' 11" x 9' 5" (6.07m x 2.87m)

Fabulous fitted kitchen with an attractive range of base and wall mounted units with matching work preparation surfaces over, inset sink with mixer taps, integral appliances include electric over and grill, 4 x gas hob\*, extractor hood\*, dishwasher\* and down lighting. Utility area to the side with plumbing for a washing machine\*, French doors leading to the side garden and radiator\*. Opening to...

### Family Room

19' 1" x 13' 0" (5.81m x 3.96m)

Double glazed bi folding doors and windows to the side and rear aspects, feature corner wood burning stove\*, tv point\* and radiator\*. Opening to...

### Sitting Area

9' 6" x 8' 6" (2.89m x 2.59m)

Vaulted space with double glazed windows to side aspects, bi folding doors to the garden and upright radiator\*.

### First Floor Landing

Doors leading to...

### Bedroom 1

19' 3" x 12' 11" (5.86m x 3.93m)

Fabulous bedroom with steps leading up to a sunken Jacuzzi bath with mixer taps and a heated rail\*, in a dressing area opening to the principal bedroom with double glazed windows to front aspect, built in wardrobes, down lighting and radiator\*. Door leading to...

### En-suite

Modern suite in white comprising; Shower cubicle with mains shower\*, wash hand basin with mixer taps, low level wc, down lighting and extractor fan\*.

### Bedroom 2

16' 9" x 11' 0" (5.10m x 3.35m)

Double glazed windows to front aspect, built in wardrobes, ceiling coving and radiator\*. Door leading to the separate dressing room with built in cupboards and a window to the front.



### Bedroom 3

12' 2" x 11' 1" (3.71m x 3.38m)

Double glazed windows to front aspect, ceiling coving and radiator\*.

### Bedroom 4

11' 2" x 8' 11" (3.40m x 2.72m)

Double glazed windows to rear aspect and radiator\*.

### Bathroom

Modern suite in white comprising; Bath with mixer taps and mains shower\*, wash hand basin with mixer taps, low level wc and heated rail\*.

### Outside

Externally to the front we find ample off street parking on a paved drive leading to the house and the double garage. Gated side access leads to the rear of the property, where we also find generous gardens, with well stocked perennials, flowering plants and trees. In addition, there are intimate spaces, perfect for pottering, working or simply relaxing on summer evenings and outside entertaining under the gazebo. To further compliment this stunning garden we find a summer house, just right for getting out of the way.

### Agents Note

EPC Rating C. Council tax band E.

Broadband supplier: Virgin Media.

Broadband speed: Standard speed.

Water supplier: Yorkshire Water.

Gas supplier: Octopus.

Electricity supplier: Octopus.





## Energy performance certificate (EPC)

23, The Pastures  
YORK  
YO24 2JE

Energy rating

C

Valid until:

12 July 2029

Certificate number:

8631-7423-2320-4927-5992

Property type

Detached house

Total floor area

180 square metres

### Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

**Bishops Personal Agents**

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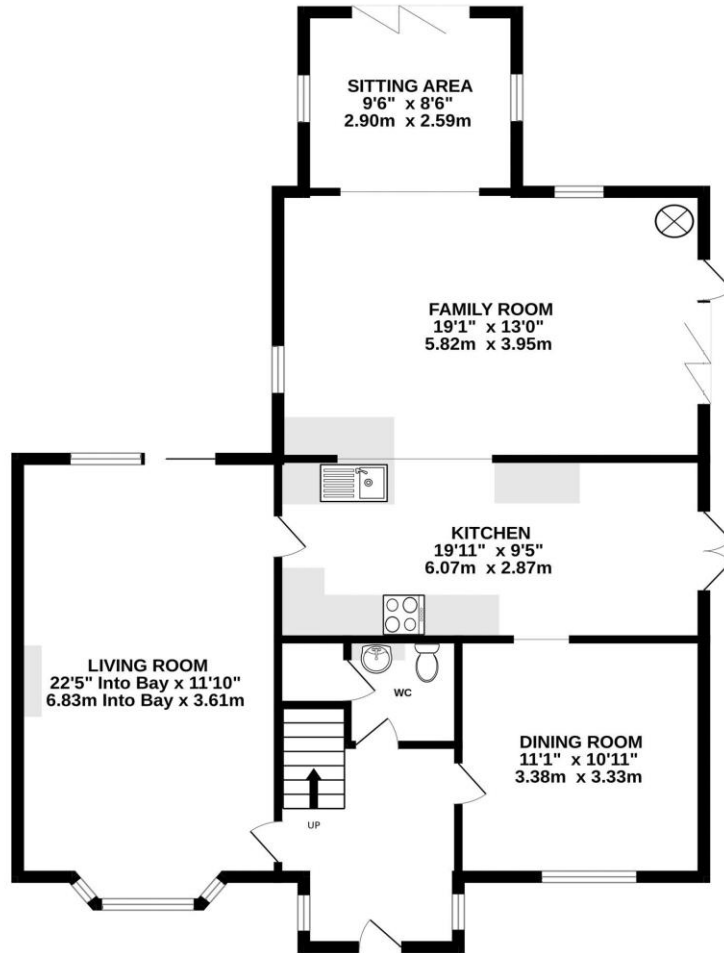
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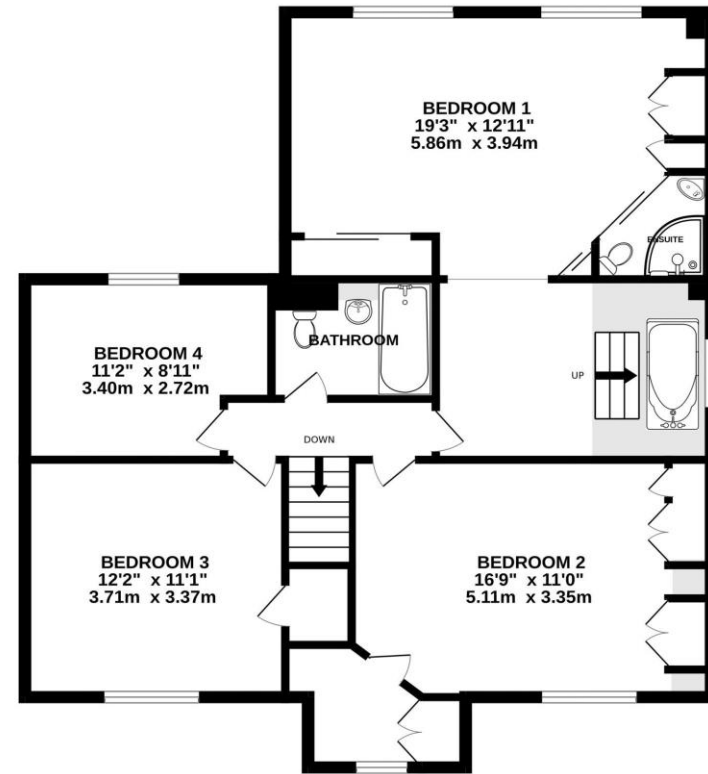
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GROUND FLOOR  
1025 sq.ft. (95.2 sq.m.) approx.



1ST FLOOR  
925 sq.ft. (86.0 sq.m.) approx.



TOTAL FLOOR AREA : 1950 sq.ft. (181.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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