



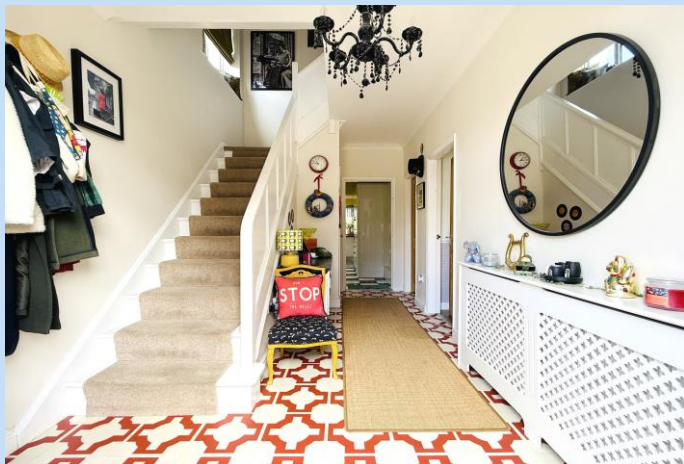
53 Middlethorpe Grove,
York, North Yorkshire YO24 1LE

Guide Price £525,000


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PERSONAL AGENTS

Bishops Personal Agents offer for sale, a fabulous three bedroom extended semi-detached family home, with a little twist of imagination and charm in the very popular Dringhouses location of York. Offering the best in suburban living, set in one of York's most sought-after locations just off Tadcaster Road, well situated within easy walking distance of local shops, schools, The Knavesmire and York city centre as well as easy access to the A64 and beyond. This superb property has been well looked after and updated by the current owners and is ideal for professional couples, families and those looking to retire. Another great thing about this house is that there is still further potential to enhance the house, by developing the attic space as others have on the street. The ground floor accommodation comprises; Entrance hallway with an understairs cloakroom and staircase to the first floor. Doors lead to the reception rooms, where we find to the front the bay fronted living room, the focal point being the feature cast iron fireplace. To the rear a further bay fronted sitting room, with windows and a door leading to the garden. Then in the heart of the house, we find the fabulous open plan living space, featuring a superb fitted kitchen, with a range of white units with some integral appliances plus a breakfast bar. Ample space for a table and chairs and French doors open out to the rear garden. From the first-floor landing are three bedrooms, two bay fronted doubles with built in wardrobes and a contemporary family bathroom with a free-standing bath. Externally to the front is ample off-street parking leading to the integral garage, perfect for a car/cycle enthusiast or workshop. To the rear the gardens have been well maintained with well stocked perennials, flowering plants and fruit trees, a haven for wildlife and those green fingered buyers. In addition, there are intimate spaces and a raised decking area, perfect for pottering or simply relaxing on summer evenings. To further complement this stunning garden, we find a greenhouse. In summary, this stylish home in the very popular Dringhouses area provides an exceptional opportunity to secure a property that is both charming and contemporary. This house will also particularly appeal to those for whom location within this popular area is crucial and easy access to the York city centre and station. An internal viewing is strongly recommended, not miss out on this superb quality home.

Located on the sought after south side of York. Tadcaster Road 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

Composite front entrance door and windows to hallway, ceiling coving and radiator*. Stairs leading to the first floor. Doors leading to...

Cloakroom

Modern white two piece suite comprising: Pedestal wash hand basin with mixer tap, low level wc and down lighting.

Living Room

14' 6" x 11' 5" (4.42m x 3.48m)

Double glazed bay windows to front aspect, ceiling coving, feature cast iron fireplace with a slate hearth and an Adams Style surround, dado rail, alcove shelving, tv point* and radiator*.

Sitting Room

15' 1" x 11' 6" (4.59m x 3.50m)

Double glazed door and bay windows to rear aspect, ceiling coving, tv point* and radiator*.

Kitchen/Diner

18' 0" x 17' 11" (5.48m x 5.46m)

The fabulous kitchen is fitted with a range of modern white wall and base units, matching worktops over, incorporating a stainless steel sink and drainer with mixer taps, plus a breakfast bar. Integral appliances include a built in double electric oven and grill*, dishwasher*, induction hob* with ceiling extractor hood*. Ample space for a dining table and chairs. Double glazed windows to the rear aspect and double glazed French doors and windows opening onto the patio/garden, sky lights, down lighting, underfloor heating* and upright radiator*.

First Floor Landing

Double glazed window to side aspect and loft access. Doors leading to...

Bedroom 1

14' 8" x 11' 5" (4.47m x 3.48m)

Double glazed bay windows to rear aspect, built in wardrobes, ceiling coving and radiator*.

Bedroom 2

14' 9" x 11' 5" (4.49m x 3.48m)

Double glazed bay windows to front aspect, built in wardrobes, ceiling coving, alcove shelving and radiator*.

Bedroom 3

8' 3" x 7' 3" (2.51m x 2.21m)

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

Bathroom

8' 7" x 8' 1" (2.61m x 2.46m)

Modern white four piece suite comprising: Freestanding bath with mixer taps and shower head attachment, shower cubicle with mains shower*, pedestal wash hand basin with mixer tap, set in a vanity unity, low level wc, double glazed windows to rear and side aspects, down lighting, underfloor heating* and heated towel rail*.

Garage

15' 11" x 9' 7" (4.85m x 2.92m)

Roller electric door, wall mounted boiler*, power and lighting*.



Outside

Outside, to the front of the property there is a walled garden area, providing ample off street parking leading to the attached garage, perfect for a cycle enthusiast or workshop. To the rear, we find a wonderful garden, which has been meticulously maintained with well stocked perennials, flowering plants and fruit trees a haven for wildlife and those green fingered buyers, just right for pottering, working or simply relaxing on summer evenings. To further compliment the garden, we find a raised decking area, perfect for outside entertaining and a greenhouse.

Agents Note

Epc rating C, Council tax band D.

Broadband supplier: Vodafone, super-fast fibre.

Broadband speed: Standard Speed.

Water supplier: Yorkshire Water.

Gas supplier: Octopus Energy.

Electricity supplier: Octopus Energy.





Energy performance certificate (EPC)

53 Middlethorpe Grove YORK YO24 1LE	Energy rating C	Valid until:	16 March 2034
		Certificate number:	0390-2416-4370-2094-6651

Property type Semi-detached house

Total floor area 118 square metres

Rules on letting this property

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

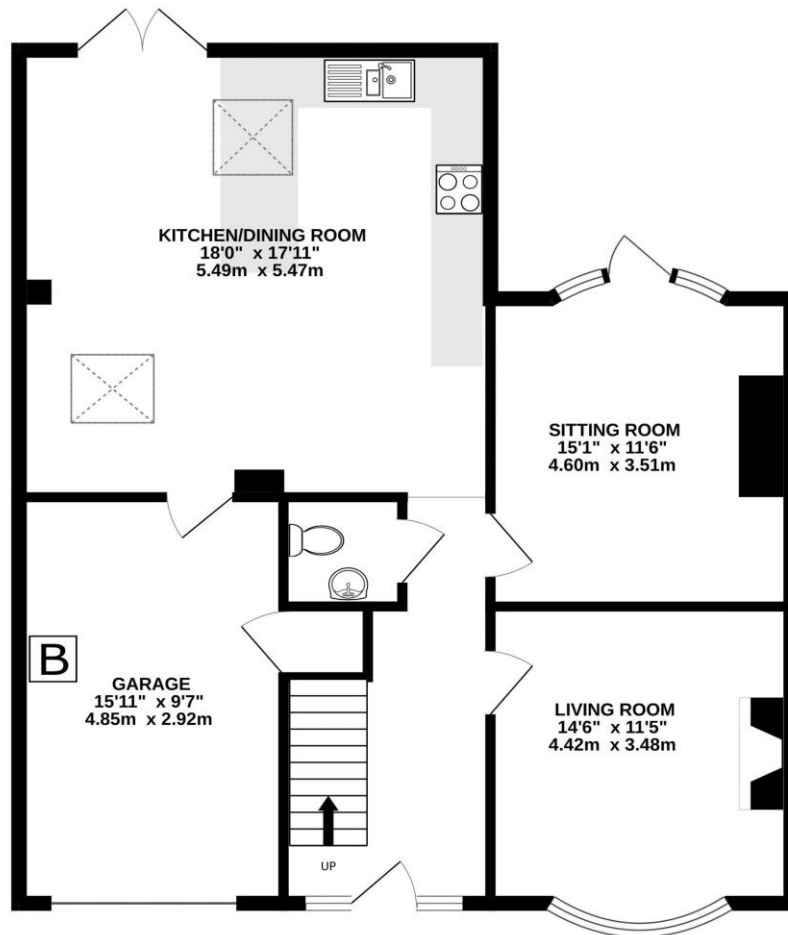
You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

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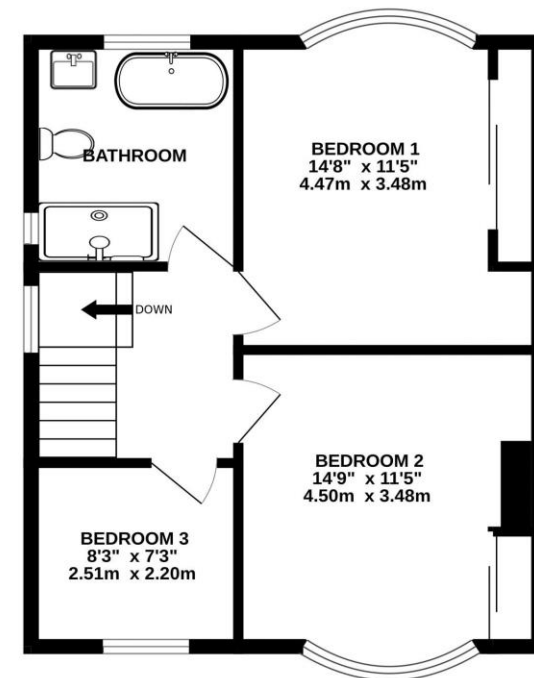
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GROUND FLOOR
890 sq.ft. (82.7 sq.m.) approx.



1ST FLOOR
489 sq.ft. (45.4 sq.m.) approx.



TOTAL FLOOR AREA : 1379 sq.ft. (128.1 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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These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances* (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances – All measurements are approximate. Bishops Personal Agents recommends certain products and services to buyers including conveyancing and mortgage advices. We may receive commission for such recommendations. To confirm what the referral fee amounts would be, please ask your Personal Agent direct. Please note that you are under no obligation to use any of these services or the recommended providers.