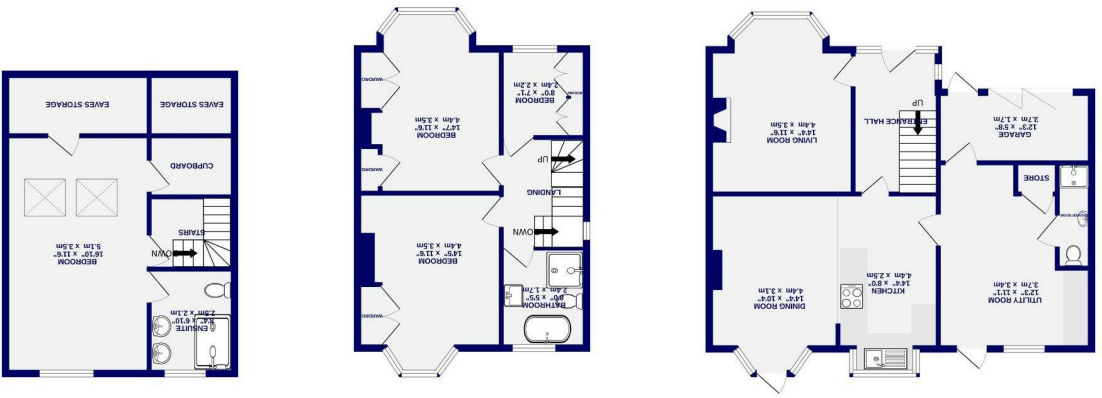


These particulars have been prepared as accurately and as reliably as possible, but should not be relied upon as 'statement of fact'. If there is any point which is of particular importance to you, please contact the office and we would be pleased to check the information. We have not tested any services, appliances, equipment or facilities and nothing in these particulars should be deemed to be a statement that they are in good working order, or that the property is in good structural condition or otherwise. Any statements contained in these particulars are given as a guide only and are not precise. Purchasers must satisfy themselves by inspection or by otherwise regarding the items mentioned above and as to the correctness of each of the areas, measurements, floor plans or distances referred to are given as a guide only and are not precise. No person in the employment of Ashtons has any authority to make or give any representation or warranty whatsoever in relation to this property or these particulars nor enter into any contract relating to the property on behalf of the vendor.

- EPC - C
- No Onward Chain
- Rear Garden, Driveway & Garage
- Highly Desirable Area
- Open Plan Kitchen/Diner
- Modernised Throughout
- Four Bedrooms
- Semi Detached Home
- Council Tax Band - D

# Middlethorpe Grove Dringhouses, York YO24 1LE

TOTAL FLOOR AREA: 1621 sq. ft. (150.6 sq.m.) approx.  
 When every room has been measured, the accuracy of the figures, measurements of rooms and any other areas are approximate. It is included in the plan the measurements will form part of the overall floor area and responsibility is taken for any errors or omissions. The plan is for illustrative purposes only and should be used as such by any prospective purchaser. The vendor, agents and appliances shown have not been tested and no guarantee as to their operation. Plans made with Metrica 3.0004



# Middlethorpe Grove Dringhouses, York YO24 1LE

£610,000

4 3

This impeccably presented semi-detached residence sits in a highly desirable residential area to the South West of York, just off Tadcaster Road. Its prime location offers easy access to the city centre, excellent commuter routes, local amenities and is within walking distance of the popular York Knavesmire. Offered with no onward chain, early viewing is highly recommended.

Inside, the property boasts an inviting entrance hall with tiled flooring, leading to a cosy living room featuring a log burner and a bright bay window. The heart of the home is the impressive open-plan kitchen/diner, complete with contemporary white units, integrated appliances, quartz countertops, and a patio door to the recently landscaped rear garden. A spacious utility room, shower room, and access to the integral garage complete the ground floor.

Upstairs, three well-proportioned bedrooms await, each adorned with bespoke fitted wardrobes and wooden shutters, alongside a stylish four-piece bathroom suite. The top floor boasts a luxurious master bedroom with an en suite shower room.

Sitting on a generous plot, the property includes rear gardens, a garage, and driveway parking. Offered with no onward chain and benefitting from ample space for modern family living, early viewing is highly recommended for this fabulous home.

Council Tax Band- D

