

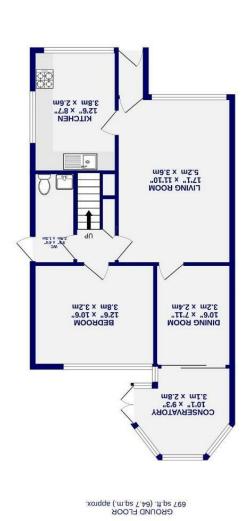
property on behalf of the vendor. atstements contained in these particulars. No person in the employment of Ashtons has any authority to make or give any representation or warranty whatsoever in relation to this property or these particulars nor enter into any contract relating to the steas, measurements, floor plans or distances referred to are given as a guide only and are not precise. Purchasers must safisfy themselves by inspection or by otherwise regarding the items mentioned above and as to the correctness of each of the 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

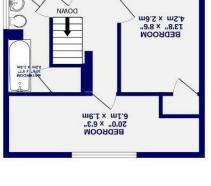
- EbC D
- Sought After Residential Area
 - Garage & Driveway
 - Front & Rear Garden
 - Floor W.C
- First Floor Bathroom & Ground
 - Three Bedrooms
 - - Semi Detached House

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Freehold

YOZ4 ZNX Dringhouses, York Orchard Close







Orchard Close Dringhouses, York YO24 2NX

£300,000



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Located in the popular residential area of Dringhouses, this charming three bedroom semi detached house offers a fantastic opportunity for a range of buyers. Conveniently situated near an array of local amenities, including shops, eateries, schools, and the beautiful open space of Hob Moor, this property combines comfort with practicality.

The property opens into an entrance hall leading to the spacious living room at the front. With a large window overlooking the front aspect, this room is filled with natural light throughout the day. Adjacent is the fitted kitchen, featuring a variety of wall and base units that provide ample storage and worktop space. The dining room, accessed from the living room, connects to a bright and airy conservatory via patio doors, offering an excellent space for entertaining or relaxing. Completing the ground floor is a double bedroom and a convenient ground floor W.C. with side access to the driveway.

On the first floor, there are two further bedrooms, ample eave storage, and a four piece family bathroom.

Externally, the property boasts a superb garden designed with a mix of patio, lawn, and flower bed areas, all enclosed by fence boundaries. To the side is a single garage, with a long driveway leading to an additional garden area at the front of the property.

In summary, this is a delightful home situated in a sought after residential area of York. Early viewing is highly recommended.

Council Tax Band - C















