



North Lane Dringhouses, York YO24 2NS

Freehold
Council Tax Band - C

- Semi Detached Home
- Three Bedrooms Plus Office
- Well Presented Throughout
- South Facing Rear Garden
- Driveway Parking
- Sought After Residential Area
- Ready To Move Into
- EPC D



GROUND FLOOR 514 sq. ft. (47.8 sq.m.) approx.
1ST FLOOR 443 sq. ft. (41.2 sq.m.) approx.
TOTAL FLOOR AREA: 957 sq. ft. (88.9 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan, measurements of rooms and any other areas and dimensions 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 floor area and dimensions. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The vendor, systems and appliances shown have not been visited and no guarantee as to their availability. Made with Metapix 5.0.0.25

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 areas, measurements, floor plans or distances referred to 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 statements 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 property on behalf of the vendor.

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£365,000

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Located in the ever-popular are of Dringhouses, which is within walking distance of Tadcaster Road, Hob Moor, and York Racecourse, is this well presented and versatile semi-detached home. An ideal family home with a dedicated home office space, this property is ready to move into and is sure to appeal to a range of buyers.

Internally, the property features an entrance hall leading into a spacious living room situated at the front of the house. A large bay window floods the room with natural light, and elegant glass French doors open into the dining area beyond. Conveniently located off the dining space is a ground-floor WC. To the rear, forming part of an extension, is a stunning open plan kitchen-diner. This space boasts a range of contemporary wall and base units providing ample storage, all complemented by stylish beech worktops and matching laminate flooring. From here, a staircase leads up to a dedicated office above which is perfect for home working or as a study space for children.

The main staircase leads to the first floor landing, which provides access to three well-proportioned bedrooms. The master bedroom, located at the front, also benefits from built-in storage. A modern three-piece family bathroom completes the internal accommodation.

Occupying a generous plot, the property enjoys a spacious south-facing rear garden featuring a lawn, patio, mature flowerbeds, and established trees offering excellent privacy. To the front, there is a second garden area and driveway parking.

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