

Dringthorpe Road
, York
YO24 1LG

Offers Over £450,000

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A fantastic opportunity to acquire this well presented three bedroom family home, positioned in one of York's most sought after residential locations just off Tadcaster Road. Offering spacious and versatile accommodation throughout, the property benefits from a substantial integral double garage, a useful garden room, utility space and easy to maintain gardens, all within close proximity to the Knavesmire, local amenities and excellent commuter links.

The property opens into a welcoming entrance hallway with useful understairs storage and staircase leading to the first floor. To the front of the home is a generous lounge dining room with dual aspect windows, an electric fireplace and plenty of space for both living and dining furniture. Double doors lead through into the versatile garden room which is currently used as a ground floor bedroom but would also make an ideal home office, playroom or additional reception space, with a skylight and direct access onto the rear garden.

The kitchen is fitted with a range of modern wall and base units with integrated appliances including a fridge, dishwasher, gas hob and electric oven. Off the kitchen is a practical utility area with plumbing for white goods, a WC and internal access into the double garage.

To the first floor are three well proportioned double bedrooms, two of which benefit from built in storage. The family bathroom is fitted with a bath and shower over, wash basin and WC.

Externally the property enjoys easy to maintain gardens to both the front and rear. To the front is a lawned garden alongside a paved driveway leading to the integral double garage. To the rear is a sunny low maintenance garden with patio seating areas, decking, outside lighting and gated side access making it ideal for entertaining.

