



Gower Road  
Dringhouses, York  
YO24 2JA

£385,000



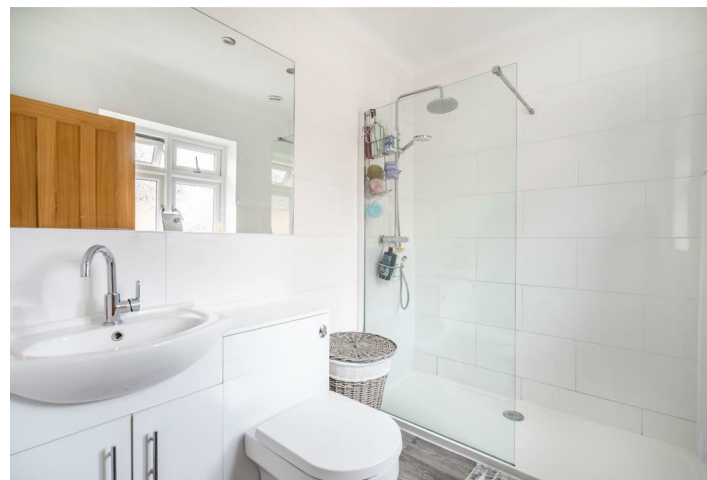
Located in the ever-popular residential area of Dringhouses, to the south of York, this beautifully presented and extended semi-detached home offers an ideal setting for family living. With a wide range of well-regarded local schools, amenities, and regular bus connections into York city centre close by, the property is ready to move into and is expected to attract strong interest.

Internally, the property opens into an extended entrance porch leading through to a welcoming hallway. To the front sits the principal reception room, thoughtfully designed with bespoke cabinetry in the form of a media wall. To the rear, the home opens up into an impressive extended kitchen diner, flooded with natural light from the bi-fold doors that lead out onto the patio. The kitchen is fitted with a modern range of wall and base units, offering ample storage and generous worktop space, complemented by a central island and a selection of integrated appliances. A convenient ground floor WC completes the downstairs accommodation.

To the first floor are three well-proportioned bedrooms, two of which benefit from built-in storage, alongside a sleek and contemporary house bathroom.

Externally, a driveway to the front provides off-street parking, while the garage to the rear has been cleverly divided to create both useful storage and a versatile bar area, ideal for entertaining. The rear garden is generous in size, featuring a patio area directly outside the bi-fold doors, leading onto a mainly lawned garden with established flower beds. There is also a dedicated space currently used for a hot tub, along with an outbuilding that offers excellent potential as a home office or additional accommodation, complete with power.

Further benefiting from air conditioning, an uncommon feature for properties of this type, this fantastic home is not to be missed and early viewing is highly recommended.





# Gower Road Dringhouses, York YO24 2JA

Freehold  
Council Tax Band - C

- Extended Semi Detached Home
- Three Bedrooms
- Beautifully Presented Throughout
- Bathroom & GF W.C
- Sought After Residential Area
- Ample Storage Throughout
- Ideal Family Home
- EPC D



**TOTAL FLOOR AREA:** 1217 sq.ft. (113.0 sq.m.) approx.

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