



Gower Road
Dringhouses, York
YO24 2JA

£350,000



Rare to find on the open market, this well-presented and carefully maintained three-bedroom semi-detached home occupies a truly exceptional plot, offering excellent potential for extension or further development, subject to the relevant planning permissions. Having remained in the same family for several decades, the property is now ready to be enjoyed once again as a family home. Conveniently located, the property is well placed for a range of local amenities, including those along Tadcaster Road, as well as the bustling centre of Acomb.

Internally, the accommodation begins with a welcoming entrance hall leading through to a larger-than-expected reception room at the front of the property, featuring a bay window that overlooks the front aspect and allows plenty of natural light to flood in. To the rear is an open-plan kitchen, living and dining space, which in turn opens into a bright conservatory enjoying views over the rear garden. The first floor offers three well-proportioned bedrooms, two of which are generous doubles with built-in storage, alongside a family bathroom, while a convenient downstairs WC completes the internal accommodation.

Externally, the property truly comes into its own, set within a wonderful and expansive plot with a variety of lawned areas, established planting, mature trees and multiple spaces for outdoor seating and entertaining. A covered carport provides access through to a larger-than-average garage, which benefits from power and offers excellent storage or potential for conversion, subject to the necessary consents.

Properties of this size, setting and potential are rarely available, and early viewing is highly recommended. Offered with no onward chain.

Council Tax Band C





Gower Road Dringhouses, York YO24 2JA

Freehold
Council Tax Band - C

- Semi Detached Home
- Three Bedrooms
- Exceptional Plot
- Garage & Ample Driveway Parking
- Potential For Extension (STPP)
- Popular Residential Area
- No Onward Chain
- EPC C



TOTAL FLOOR AREA : 1238 sq.ft. (115.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of rooms and any other items are approximate. If included in the plan the garage/stores will form part of the overall floor area and no responsibility is taken for any omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is as to their operability.

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