



48 Middlethorpe Grove,
York, North Yorkshire YO24 1LD

Guide Price £540,000


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Bishops Personal Agents offer for sale this excellent three bedroom extended semi-detached family home, with fabulous gardens and a little twist of imagination and charm in the very popular Dringhouses location of York. Offering the best in suburban living, set in one of York's most sought-after locations just off Tadcaster Road, well situated within easy walking distance of local shops, amenities, very popular schools, The Knavesmire and the York city centre as well as easy access to the A64 and beyond. This superb property has been cherished and updated by the current owners and is ideal for professional couples, families and those looking to retire. Another great thing about this house is that there is still further potential to enhance the house, by developing the attic space further as others have on the street or extending to the side or rear. The ground floor accommodation comprises; Entrance porch and hallway with a staircase up to the first floor. Doors lead us into the reception rooms, where we find to the right, the spacious open plain living rooms with bays to both the front and rear aspects, bathing the rooms with natural light, the focal points being the feature wall mounted fire and a door leading out into the garden. Then in the heart of the house, we find the stylish open plan living space, featuring a superb modern fitted kitchen, with a range of modern units with some integral appliances plus a breakfast bar, just right for a morning coffee. There is also ample space for a table and chairs and French doors open out to the rear garden. A handy utility/cloakroom completes the ground floor. From the first-floor landing are three bedrooms, two bay fronted, the principal with built in wardrobes, a family bathroom and a separate cloakroom. A further penguin stairwell, leading up to the attic space, currently used as a snug area, perfect for working from home or as a hobby space. Externally to the front is ample off-street parking leading to the integral garage, just right for a car/cycle enthusiast or workshop. To the rear we find the fabulous South facing gardens, which have been well maintained with well stocked perennials, flowering plants and trees, a haven for wildlife and those green fingered buyers. In addition, there are intimate spaces and a paved patio area, perfect for pottering or simply relaxing on summer evenings. To further complement this stunning garden, we find a summer house, plus a garden shed. In summary, this stylish home in the very popular Dringhouses area provides an exceptional opportunity to secure a property that is both charming and contemporary. This house will also particularly appeal to those for whom location within this popular area is crucial and easy access to the York city centre and station. An internal viewing is strongly recommended, not miss out on this superb quality home.

Located on the sought after south side of York. Tadcaster Road has access to many local amenities including supermarkets, shops, schools, bars, restaurants and sports facilities. The property stands within this prime residential location, offering excellent access to the City conveniently located for Tesco's superstore and Askham Bar Park and Ride are within easy reach as is the A64 by pass, which gives access to the major local road networks. The historic city of York is a hive of activity with an abundance of shopping facilities, York racecourse and 2 theatres, leisure amenities from the splendour of the York Minster to the vibrant night life of the City Centre and restaurants. York's mainline railway station offers regular services to major cities including Manchester, Edinburgh and London with some journeys taking less than 2 hours to Kings Cross.



Entrance Porch

8' 9" x 3' 0" (2.66m x 0.91m)

Front entrance door and windows. Door leading to...

Entrance Hall

12' 8" x 8' 2" (3.86m x 2.49m)

Entrance door and windows to hallway, ceiling coving dado rail and radiator*. Stairs leading to the first floor. Doors leading to...

Living Room

14' 8" x 11' 2" (4.47m x 3.40m) Into bay

Double glazed door and bay windows to rear aspect, ceiling coving, tv point*, wall mounted gas fire* and radiator*. Opening to...

Sitting Room

15' 1" x 11' 1" (4.59m x 3.38m) Into bay

Double glazed bay windows to front aspect, ceiling coving and radiator*.

Dining Room

8' 1" x 11' 7" (2.46m x 3.53m)

Double glazed French doors leading to the garden, ample space for a dining table and chairs and radiator*. Opening to...



Kitchen/Breakfast Room

13' 8" x 10' 1" (4.16m x 3.07m)

The fabulous kitchen is fitted with a range of modern wall and base units, matching worktops over, incorporating a stainless steel sink and drainer with mixer taps, plus a breakfast bar. Integral appliances include a built gas oven*, with extractor hood*. Double glazed windows to the rear aspect and radiator*. Door leading to...

Utility room

7' 7" x 5' 8" (2.31m x 1.73m)

Modern white two piece suite comprising: Pedestal wash hand basin with mixer tap, set in a vanity unit, low level wc, plumbing for a washing machine*, space for a dryer and heated towel rail*. Door leading outside.

First Floor Landing

Double glazed window to side aspect. Penguin stairs to the attic space. Doors leading to...

Bedroom 1

14' 6" x 11' 2" (4.42m x 3.40m) Into bay

Double glazed bay windows to rear aspect, built in wardrobes, ceiling coving and radiator*.



Bedroom 2

12' 4" x 11' 2" (3.76m x 3.40m) Into bay

Double glazed bay windows to front aspect, built in cupboard and radiator*.

Bedroom 3

8' 4" x 7' 2" (2.54m x 2.18m)

Double glazed windows to front aspect, ceiling coving and radiator*.

Cloakroom

5' 2" x 3' 0" (1.57m x 0.91m)

Modern white two piece suite comprising: Pedestal wash hand basin, low level wc and double glazed windows to side aspect.

Bathroom

8' 1" x 5' 5" (2.46m x 1.65m)

Modern white three piece suite comprising: Bath with mixer taps and shower head attachment, pedestal wash hand basin with mixer tap, set in a vanity unit, double glazed windows to rear aspect, down lighting, storage cupboard and heated towel rail*.



Attic Room

14' 1" x 13' 11" (4.29m x 4.24m)

Sky lights to rear aspect, eve storage and radiator*.

Outside

Outside, to the front of the property there is a walled garden area, providing ample off street parking leading to the attached garage, perfect for a cycle enthusiast or workshop. To the rear, we find a wonderful garden, which has been meticulously maintained with well stocked perennials, flowering plants and trees a haven for wildlife and those green fingered buyers, just right for pottering, working or simply relaxing on summer evenings. To further compliment the garden, we find a paved patio area, perfect for outside entertaining, a summer house and garden shed.

Garage

16' 0" x 8' 3" (4.87m x 2.51m)

Up and over roller door, wall mounted boiler*, power and lighting*.

Agents Note

EPC Rating D. Council tax band D.

Broadband supplier: Plusnet.

Broadband speed: Standard Speed.

Water supplier: Yorkshire Water.

Gas supplier: EDF.

Electricity supplier: EDF.



[Find an energy certificate \(/\)](#)English | [Cymraeg](#)

Energy performance certificate (EPC)

48 Middlethorpe Grove
YORK
YO24 1LD

Energy rating

D

Valid until:

26 February 2036

Certificate number:

2241-3059-0202-8756-5200

Property type

Semi-detached house

Total floor area

132 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy rating and score

This property's energy rating is D. It has the potential to be C.

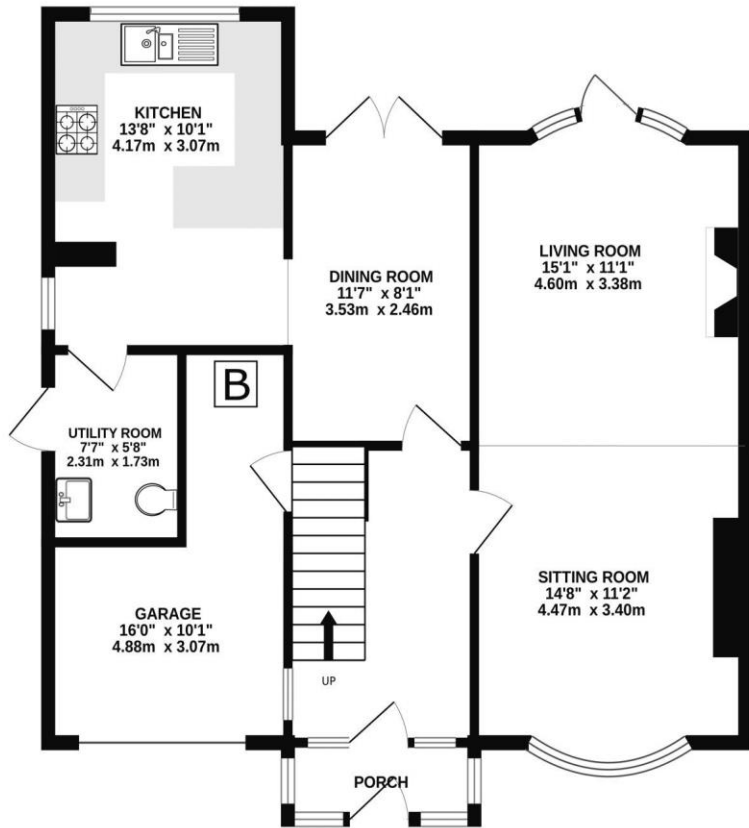
[See how to improve this property's energy efficiency.](#)

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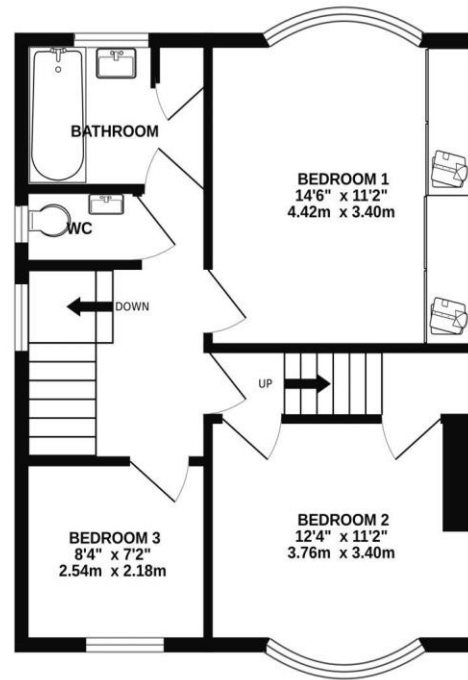
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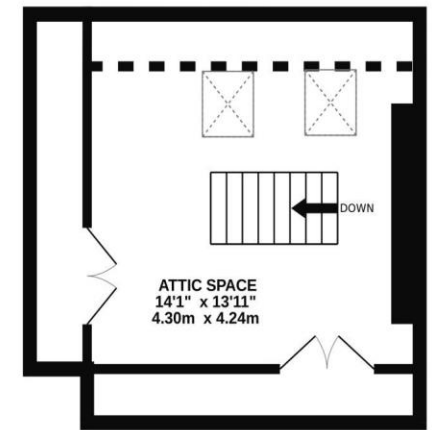
GROUND FLOOR
890 sq.ft. (82.7 sq.m.) approx.



1ST FLOOR
489 sq.ft. (45.4 sq.m.) approx.



2ND FLOOR
253 sq.ft. (23.5 sq.m.) approx.



TOTAL FLOOR AREA : 1632 sq.ft. (151.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, 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 as to their operability or efficiency can be given.

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DISCLAIMER

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