



Thanet Road
Dringhouses, York
YO24 2PH

£315,000



A beautifully presented three-bedroom home, ideally positioned in the popular Acomb area of York, with an excellent range of local amenities, shops, cafés, schools and green spaces close by, together with convenient access to York city centre.

The welcoming entrance leads through to a generous, light-filled living room, thoughtfully presented as a comfortable and inviting space, ideal for relaxing and entertaining. This continues into a generous kitchen and dining space. The modern fitted kitchen features integrated appliances, elegant ivory cabinetry, gas hob and a clean monochrome aesthetic, complemented by a light wood-effect herringbone floor.

The conservatory is currently used as a beautifully presented dining space, but offers excellent flexibility as a further sitting room, reading area, entertaining space or peaceful garden room, creating a lovely additional area to enjoy throughout the day.

Upstairs are two generous double bedrooms and a versatile third bedroom, ideal as a single bedroom or home office. All are light, airy and well appointed, with fresh carpets and a clean, contemporary finish. The modern three-piece bathroom is finished with clean tiling and chrome fittings, continuing the property's elegant aesthetic.

Outside, the thoughtfully designed garden combines a lawned area with a decked seating space, creating an attractive setting for outdoor dining and entertaining. The property also benefits from a rear garage and a useful outbuilding currently arranged as a beauty studio, offering excellent potential for home working, hobbies or a private studio.

With uPVC windows throughout and a fresh, cohesive style, the property is presented in excellent turnkey condition, offering a home that can be enjoyed immediately while still allowing a new owner to add their own personality.

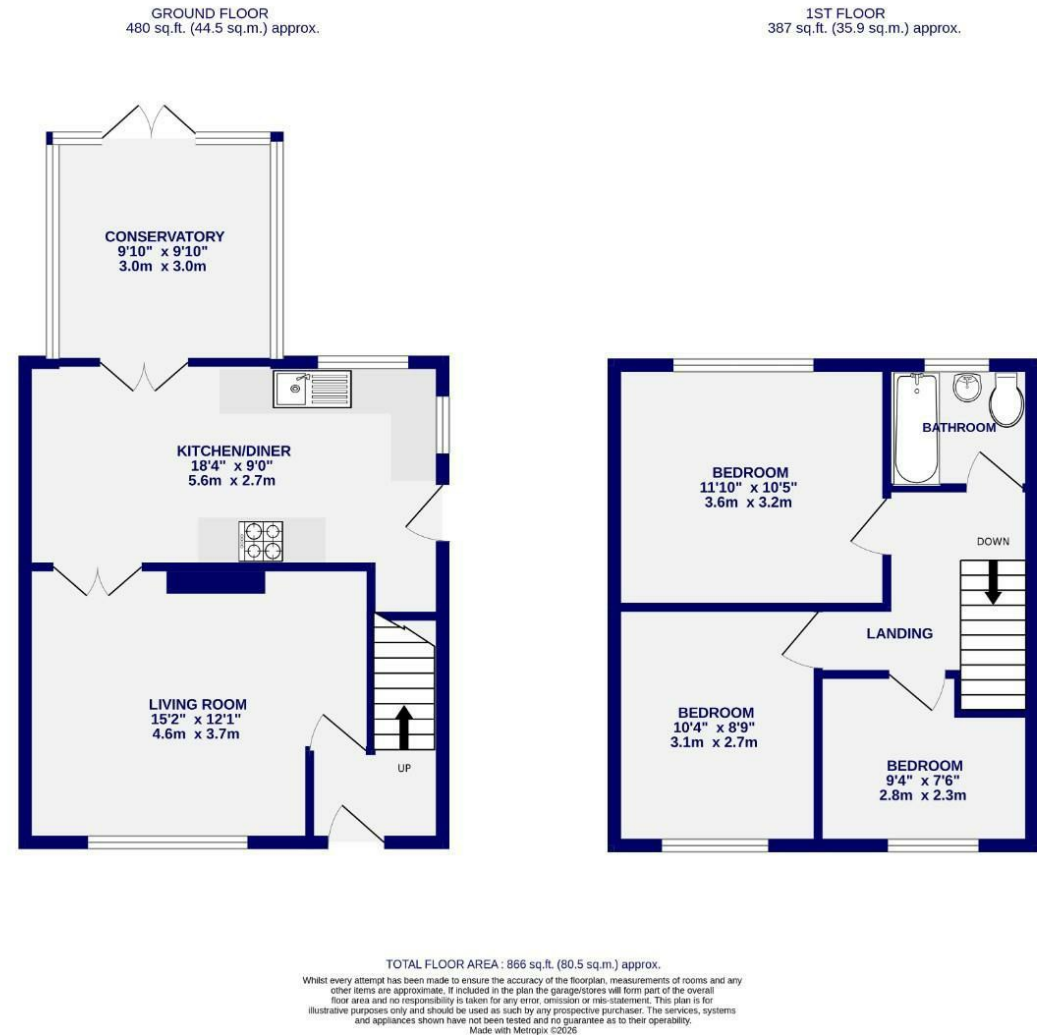




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Freehold
Council Tax Band - B

- Three Bedroom Semi Detached House
- Generous Light-Filled Living Room
- Two Generous Double Bedrooms
- Modern Kitchen With Integrated Appliances
- Garden, Rear Garage & Studio Space
- Popular Acomb Location
- Stylish Turnkey Presentation
- EPC TBC



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