



11 Gower Road,
York, North Yorkshire YO24 2JA

Guide Price £375,000


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PERSONAL AGENTS

Bishops Personal Agents bring to the market a fantastic opportunity to purchase an immaculately presented, three-bedroom semi-detached family home with a contemporary twist. Offering the best in city suburb living, this fabulous home is located on Gower Road, just to the south/west of York in Dringhouses, well situated with easy access to the outer ring road, the York City Centre and station. Also with popular local schools, The Knavesmire and the Acomb shopping centre close at hand. Spread over two floors, this superb property, has been renovated and updated by the current owners, creating a bright and spacious stylish family home, boasting a fabulous open plan living/kitchen area, plus a garden studio and bar, which will appeal to a multitude of purchasers, including first time buyers, professional couples, young families, those looking to retire, plus commuters working throughout the region. Another great thing about this house is that there is still further potential to enhance the house, by developing the attic space into a further bedroom. In brief comprises; From entering the property into the porch/hallway, with storage cupboards, a door us leads into the spacious living room, with a wall mounted entertainment unit and alcove storage cupboards. Then onwards, we enter into the heart of the house, where we find a fabulous versatile living space, the kitchen featuring a range of modern grey units with quartz worktops, integrated appliances and a central island, perfect for a morning coffee and evening meals, there is also ample space for a table and chairs and bi folding doors lead out from this flexible living space into the garden, plus a downstairs cloakroom, completing the ground floor. The Stairwell leads up to the first-floor landing, with doors opening to three good sized bedrooms and a modern fitted shower room. Outside to the front of the house, is a forecourt garden with ample off-street parking. A side gate gives access into the rear fenced garden, laid to lawn, with shrub borders and a sheltered and paved patio area, just right for outside entertaining, plus we also find a garage/bar perfect for those cycle/car enthusiasts. In addition, there is also a garden studio, ideal for those working from home or a gym. At the end of the garden, we find a covered hot tub. In summary, this stylish home in this 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 the A64 towards Leeds. An internal viewing is strongly recommended, not miss out on this superb quality home.

Gower Road, Dringhouses, is located on the sought after south side of York. This home 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 Hall

Front entrance door leads into the hallway with double glazed windows to the side aspect, built in cupboards and radiator*. Stairs to first floor. Door leading to...

Living Room

13' 8" x 12' 4" (4.16m x 3.76m)

Double glazed windows to the front aspect, built in entertainment unit with alcove cupboards, laminate flooring, ceiling coving, tv point* and radiator*. Door leading to...

Kitchen/Diner

17' 3" x 15' 7" (5.25m x 4.75m)

Fabulous kitchen/living space, with a range of modern grey wall, floor and drawer units with matching quartz worktops over and an inset sink with a Quooker tap. Integrated appliances include, Neff electric oven and grill*, induction hob* with ceiling extractor*, washing machine* and dishwasher*. Central island with a breakfast bar. Space for an America style fridge and freezer*. Double glazed windows to side aspect, Bi folding doors leading to the garden, down lighting, air con unit-heater* and upright radiator*. Door leading to....



Cloakroom

5' 6" x 2' 9" (1.68m x 0.84m)

Wall mounted boiler*, low level wc and sink with mixer tap.

First Floor Landing

Double glazed window to side aspect, loft hatch and upright radiator*. Doors leading to...

Bedroom 1

12' 7" x 11' 0" (3.83m x 3.35m)

Double glazed windows to the front aspect, variety of built in wardrobes and cupboards, ceiling coving and radiator*.

Bedroom 2

9' 1" x 8' 2" (2.77m x 2.49m)

Double glazed windows to the rear aspect, ceiling coving, down lighting, tv point*, air con unit-heater* and radiator*.

Bedroom 3

14' 0" x 7' 1" (4.26m x 2.16m)

Double glazed windows to the rear aspect, built in wardrobes, ceiling coving, down lighting, tv point* and radiator*.



Shower Room

7' 4" x 5' 3" (2.23m x 1.60m)

Modern white suite comprising; Shower cubicle with mains shower*, pedestal wash hand basin with mixer taps set in a vanity unit, low level wc, extractor fan*, double glazed window to side aspect and heated towel rail*.

Outside

Outside to the front of the house, is a forecourt garden with ample off-street parking. A side gate gives access into the rear fenced garden, laid to lawn, with shrub borders and a sheltered and paved patio area, just right for outside entertaining, plus we also find a garage/bar perfect for those cycle/car enthusiasts. In addition, there is also a garden studio, ideal for those working from home or a gym. At the end of the garden, we find a covered hot tub.



Bar/Garage

12' 2" x 8' 10" (3.71m x 2.69m)

The bar, with a window and door to the side aspect, perfect as an outside entertainment space or as a cycle store/workshop. The garage has an up and over door, alarm, power and lighting. 8' 9" x 5' 7" (2.66m x 1.70m).

Studio

15' 7" x 9' 0" (4.75m x 2.74m)

Garden studio with double-glazed French doors overlooking the patio and electric wall heater*.

Agents Note

EPC Rating D. Council tax band C.

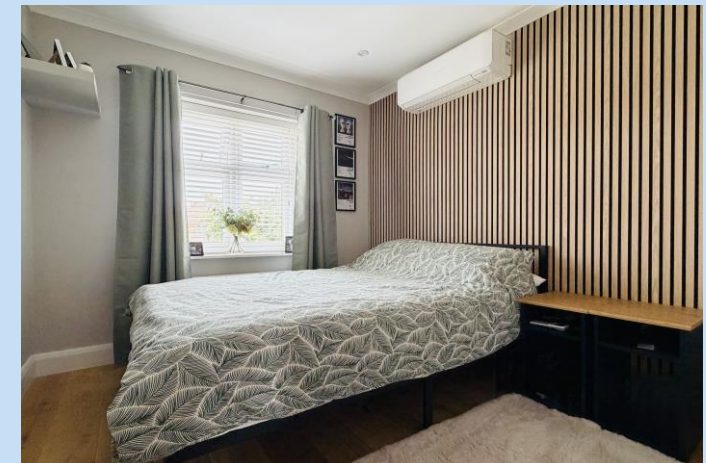
Broadband supplier: EE.

Broadband speed: Full Fibre.

Water supplier: Yorkshire Water.

Gas supplier: Octopus Energy.

Electricity supplier: Octopus Energy.





Energy performance certificate (EPC)

11 Gower Road
YORK
YO24 2JA

Energy rating

D

Valid until:

12 May 2036

Certificate number:

9036-7325-9600-0252-2292

Property type

Semi-detached house

Total floor area

88 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>).

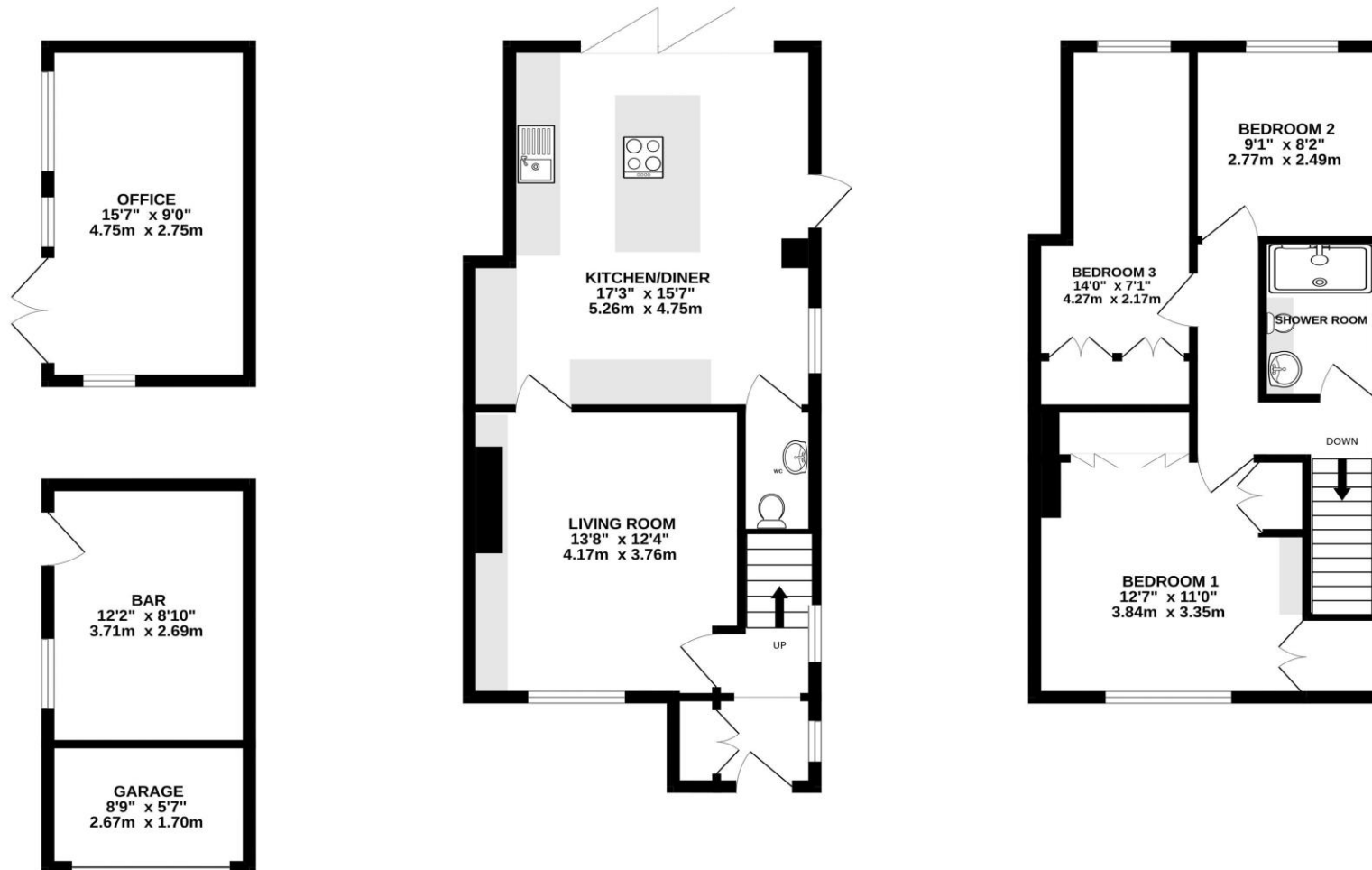
Bishops Personal Agents

Tel: D: 01904 375376 M: 07497393391

13 Grayshon Drive York North Yorkshire YO26 5RG

paul.atkinson@bishopsa.com

www.bishopsa.com



TOTAL FLOOR AREA : 1217sq.ft. (113.1 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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