



ROB LETTS

exp^{UK}

Wains Road, Dringhouses

£300,000

2 1 1



Situated in a peaceful residential setting on the edge of York, this beautifully presented two-bedroom semi-detached home offers a wonderful balance of comfort, privacy and convenience.

The property welcomes you through an entrance lobby into a bright and inviting living room, where a striking slate fireplace with a stove-effect electric fire creates a cosy focal point. The room feels warm and homely, with useful understairs storage and an attractive oak staircase leading to the first floor.

To the rear of the property is a well-presented fitted kitchen with integrated appliances and plenty of storage. From here, a rear lobby leads out to the garden and provides access to a convenient ground floor W.C.

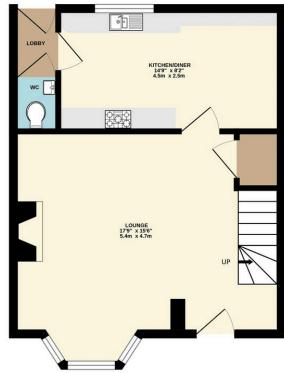
Upstairs, there are two generous double bedrooms, both offering excellent storage, along with a well-maintained family bathroom.

The rear garden is a real highlight – private, peaceful and beautifully established. A sunny patio area provides the perfect spot to relax during the warmer months, while mature trees beyond the garden create a lovely natural backdrop.

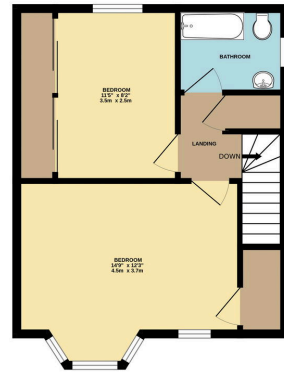
The property also enjoys an excellent location close to Chapman's Pond, Askham Bog nature reserve, local shops and the Askham Bar Park & Ride, with easy access into York city centre and the A64.



GROUND FLOOR
385 sq.ft. (35.7 sq.m.) approx.



1ST FLOOR
393 sq.ft. (36.5 sq.m.) approx.



TOTAL FLOOR AREA: 777 sq.ft. (72.2 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, stairs 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 capacity or efficiency can be given.
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- Beautifully presented
- Quiet residential location on the edge of York
- Bright lounge with feature stove-effect electric fire
- Well-presented fitted kitchen with integrated appliances
- Generous double bedrooms with built-in storage
- Driveway and single garage
- Lovely private rear garden with sunny patio area
- Surrounded by mature trees with a peaceful outlook
- Close to Chapman's Pond, Askham Bog, local shops and Park & Ride for York city centre
- When enquiring about this property, please quote ref: RL0918



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