



# Hunters Way Dringhouses, York YO24 1JJ

£625,000

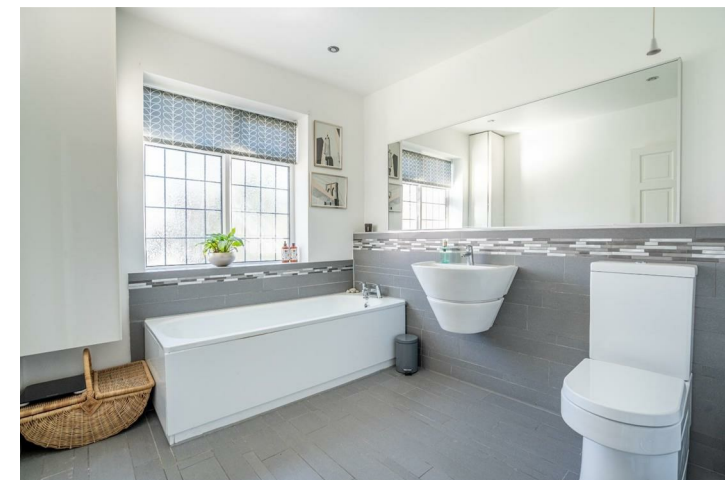


Ashtons Estate Agents are delighted to present this substantial and beautifully extended six-bedroom semi-detached home, set within the highly sought-after area of Dringhouses, just off Tadcaster Road. Offering generous and versatile living space throughout, this impressive home is ideally positioned for access to York city centre, well-regarded schools and a range of local amenities.

Entering the home, you are welcomed into a bright and spacious entrance hall, setting the tone for the accommodation beyond. To the front of the property sits the main living room, a beautifully presented space with a bay window allowing natural light to pour in, along with a feature fireplace creating a cosy focal point. To the rear, the home truly opens up into an exceptional family space. The kitchen and family room have been seamlessly combined to create a large open-plan kitchen, living and dining area, ideal for modern family life and entertaining. The kitchen offers an array of high-quality wall and base units with generous worktop space, while the layout provides ample room for both dining and relaxed seating areas. Flowing from this space is the garden room, creating a further versatile area to enjoy year-round, with lovely views over the garden and direct access outside, enhancing the sense of indoor-outdoor living. A separate utility room sits just off the kitchen, providing additional storage and space for appliances, along with a convenient downstairs WC, completing the ground floor.

To the first floor are five well-proportioned bedrooms, offering flexibility for growing families or those working from home. A family bathroom and separate shower room serve this floor, providing practicality for busy households.

The second floor is dedicated to the primary bedroom, a spacious and private retreat with its own ensuite bathroom, creating a peaceful space away from the rest of the home.





# Hunters Way Dringhouses, York YO24 1JJ

Freehold  
Council Tax Band - D

- Substantial Six Bedroom Semi Detached
- Open Plan Kitchen Living Space
- Versatile Family Room And Conservatory
- Bright Bay Fronted Living Room
- Five First Floor Bedrooms
- Separate Bathroom And Shower Room
- Second Floor Primary Bedroom With Ensuite
- Driveway Parking And Garage
- Generous Private Rear Garden
- EPC D

These particulars have been prepared as accurately and as reliably as possible, but should not be relied upon as 'statement of fact'. If there is any point which is of particular importance to you, please contact the office and we would be pleased to check the information. We have not tested any services, appliances, equipment or facilities and nothing in these particulars should be deemed to be a statement that they are in good working order, or that the property is in good structural condition or otherwise. Any areas, measurements, floor plans or distances referred to are given as a guide only and are not precise. Purchasers must satisfy themselves by inspection or by otherwise regarding the items mentioned above and as to the correctness of each of the statements contained in these particulars. No person in the employment of Ashtons has any authority to make or give any representation or warranty whatsoever in relation to this property or these particulars nor enter into any contract relating to the property on behalf of the vendor. Please note that some images may have been edited with the use of AI. We are legally required to carry out AML checks for all purchasers, sellers and giftors, which become mandatory once an offer has been accepted. There is a non-refundable fee of £30 + VAT per purchaser and per giftor for these checks.

