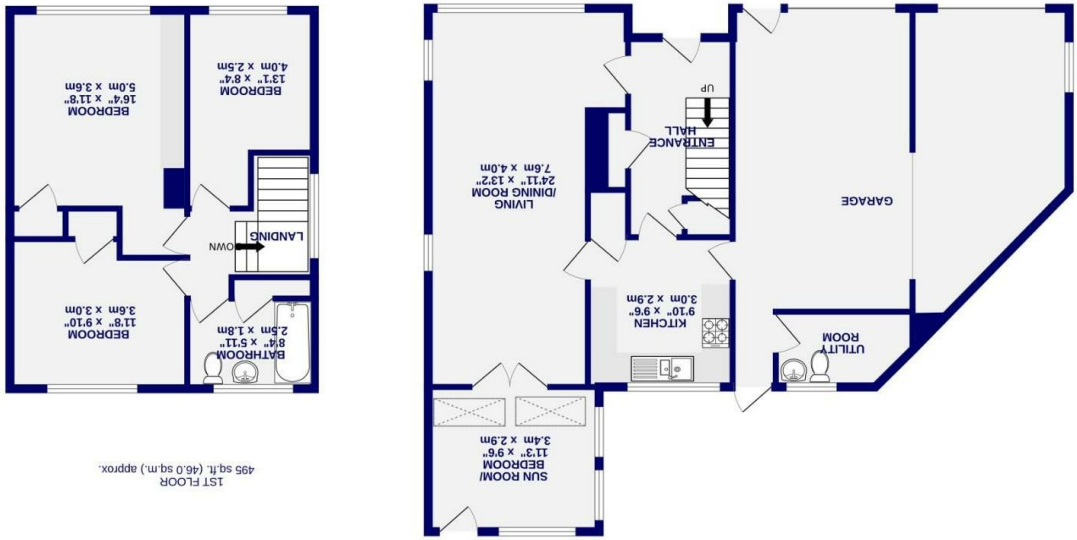


Dringthorpe Road
, York
YO24 1LG

Freehold
Council Tax Band - D

- Detached House
- Three Bedrooms
- Recently Modernised
- Corner Plot

- Sought After Location
- Driveway & Double Garage
- EPC D



GROUND FLOOR
1055 sq.ft. (98.0 sq.m.) approx.

1ST FLOOR
495 sq.ft. (46.0 sq.m.) approx.

While every attempt has been made to ensure the accuracy of the description, measurements of rooms and other items are approximate. It is included in the plan the dimensions of the rooms and the overall floor area and no responsibility is taken for any error, omission or misstatement. The 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. Made with Metacorp C2020

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.

Dringthorpe Road
, York
YO24 1LG

£437,500

3 1

A fantastic opportunity to acquire this well presented three bedroom family home, positioned in one of York's most sought after residential locations just off Tadcaster Road. Offering spacious and versatile accommodation throughout, the property benefits from a substantial integral double garage, a useful garden room, utility space and easy to maintain gardens, all within close proximity to the Knavesmire, local amenities and excellent commuter links.

The property opens into a welcoming entrance hallway with useful understairs storage and staircase leading to the first floor. To the front of the home is a generous lounge dining room with dual aspect windows, an electric fireplace and plenty of space for both living and dining furniture. Double doors lead through into the versatile garden room which is currently used as a ground floor bedroom but would also make an ideal home office, playroom or additional reception space, with a skylight and direct access onto the rear garden.

The kitchen is fitted with a range of modern wall and base units with integrated appliances including a fridge, dishwasher, gas hob and electric oven. Off the kitchen is a practical utility area with plumbing for white goods, a WC and internal access into the double garage. To the first floor are three well proportioned double bedrooms, two of which benefit from built in storage. The family bathroom is fitted with a bath and shower over, wash basin and WC.

Externally the property enjoys easy to maintain gardens to both the front and rear. To the front is a lawned garden alongside a paved driveway leading to the integral double garage. To the rear is a sunny low maintenance garden with patio seating areas, decking, outside lighting and gated side access making it ideal for entertaining.

