



Dringthorpe Road, York, YO24 1LF
York

Offers Over
£495000



Bedrooms: 4 | Bathrooms: 1 | Receptions: 1

David Beattie, powered by eXp, is proud to present 135 Dringthorpe Road, a detached four bedroom family home at the end of a quiet cul-de-sac in Dringhouses. Quote DB18357.

The location is the headline. Step out of the front door, turn the corner and you're at Knavesmire Wood, with no road to cross. The Knavesmire and National Cycle Route 65 are both about two minutes away, and the rear garden looks out past next door's boundary towards the wood, with the Knavesmire beyond.

For families, that means the best playground going on your doorstep, without the woods being your responsibility (no leaf clearing duties here :)). It's a cul-de-sac where kids can still play outside, and the space inside matches the setting: 1,153 sq ft across four bedrooms, a dining kitchen and a separate lounge.

Dog owners will love it. Front door to woodland in moments, assuming your dog is better behaved than the author's.

Outside, there's a garage, a driveway to the side and a parking bay, plus an enclosed rear garden and an open plan garden to the front. It has been a rental, so there's scope to put your own stamp on it at your own pace.

- * End of a quiet cul-de-sac in one of Dringhouses' most sought-after corners
- * Four bedrooms, proper family accommodation
- * 1,153 sq ft of accommodation
- * Dining kitchen and separate lounge
- * Family bathroom plus downstairs cloakroom WC
- * Garage, driveway to the side and a parking bay
- * Enclosed rear garden
- * Direct access to Knavesmire Wood without crossing a road, ideal for dog owners
- * Two minutes from the Knavesmire and National Cycle Route 65
- * Quote DB18357

Material Information - This information has been obtained from our Vendor/ Landlord, through local information, and verified sources where available. Every effort has been made to ensure this information is accurate and clear.

Council Tax Band of the property is E. The Local Authority is the City of York Council.

The property Electricity Supplier is Northern Power Grid.

Water is supplied by Yorkshire Water. The property is connected to the main sewage system operated by Yorkshire Water.

The property has a combi boiler which supplies the heating and hot water.

The broadband and mobile phone signal can be checked via the Ofcom checker facility at checker.ofcom.org.uk

Additional Information - The property is currently tenanted, on a periodic tenancy.

Notice periods and timescales for vacant possession depend on the tenancy and current legislation, so please ask us for the latest position.

Landlord gas safety record in date until 21/08/2027. Boiler has full parts/labour warranty to 25 Feb 2030.

Electrical installation certificate in date until 05/11/2030.

The services, systems and appliances listed in this spec have not been tested by us and no guarantee as to their operation or efficiency is given.

MONEY LAUNDERING REGULATIONS

By law, we are required to conduct anti-money laundering checks on all intending sellers and purchasers, and take this responsibility very seriously. In line with HMRC guidance, our partner, MoveButler, will carry out these checks in a safe and secure way on our behalf. Once an offer has been accepted (STC), MoveButler will send a secure link for the electronic verification checks to be completed. There is a non-refundable







David Beattie

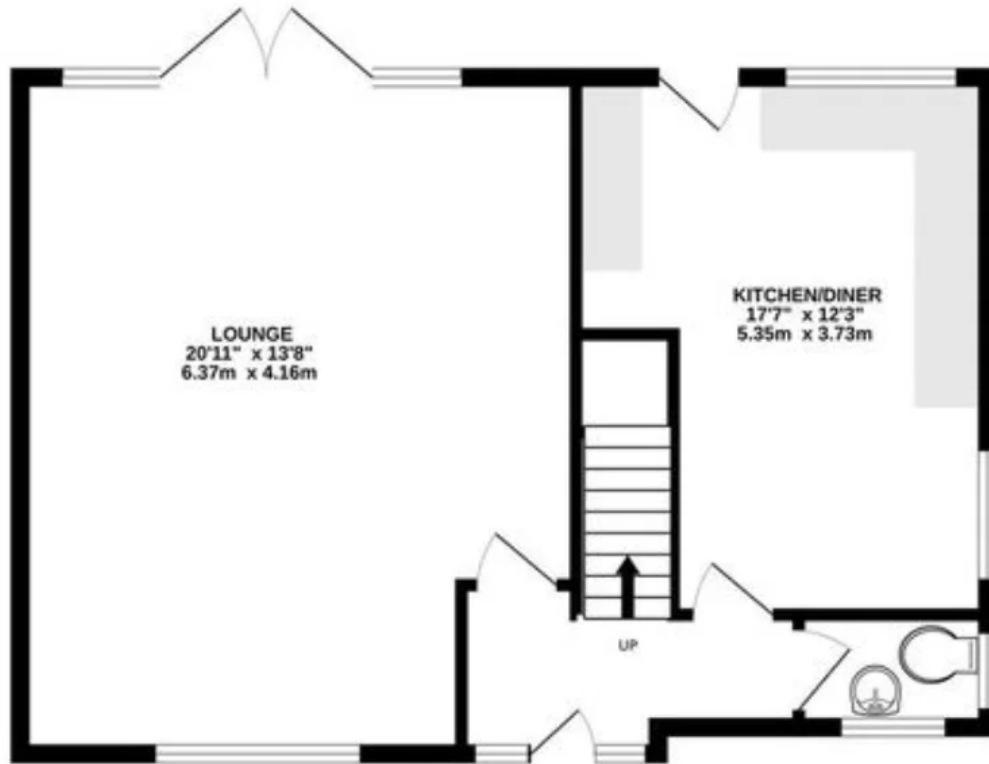
35 The Horseshoe York YO24 1LY

07734 463542

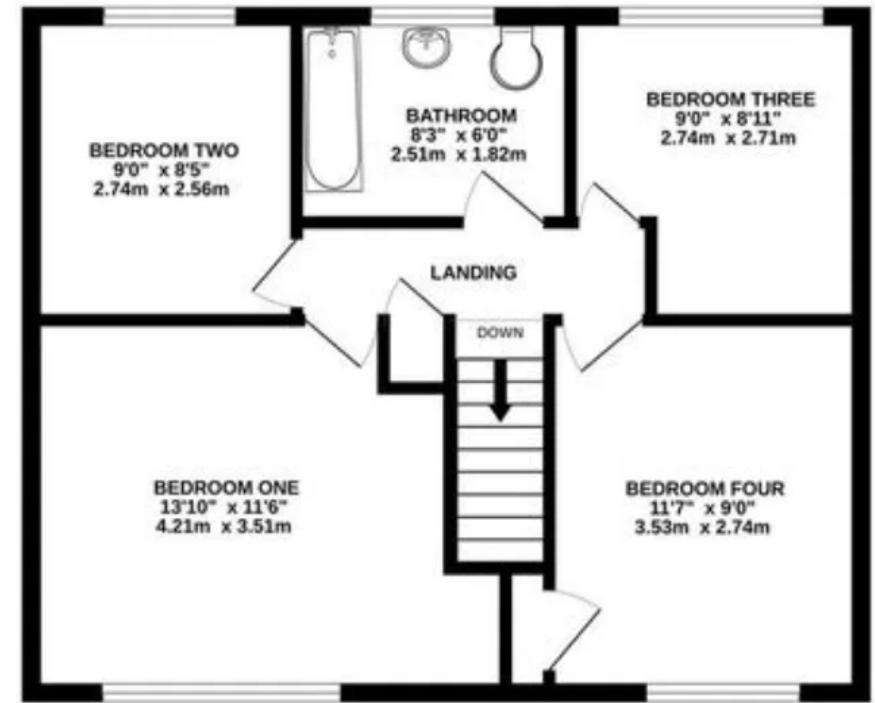
david.beattie@expuk.com

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GROUND FLOOR
617 sq.ft. (57.3 sq.m.) approx.



1ST FLOOR
536 sq.ft. (49.8 sq.m.) approx.



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