Ashtons

Nidd Grove, Dringhouses, York, YO24 2PZ

Nidd Grove
Dringhouses, York
YO24 2PZ

£400,000

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Set within the popular residential area of Dringhouses, the property is well placed for the amenities of Tadcaster Road and Acomb Front Street, with a good choice of shops and cafés. Hob Moor and its surrounding green space are also close by, while York Racecourse and the Knavesmire are within easy reach. York city centre is less than two miles away.

The property is entered into a welcoming hallway, leading through to the original accommodation and the impressive single-storey wraparound extension. The extension has transformed the ground floor, creating a generous open-plan kitchen and living space with a fitted kitchen, integrated appliances, heated wood-effect tiled flooring and a log burner, providing a spacious and sociable heart to the home. There is also a further reception room to the front, currently used as a bedroom, offering useful flexibility for families or those requiring ground-floor accommodation.

To the first floor are three bedrooms, with the third currently arranged as a home office, together with the family bathroom. The accommodation offers excellent flexibility, with the current layout easily adaptable to suit different requirements.

Outside, the property benefits from a front driveway providing off-street parking, with spacious lawned garden with decking area to the rear creating a lovely space for entertaining plus a garage for storage . The extension has created a particularly generous footprint for a property of this type, offering a larger than average family home within this popular residential area.

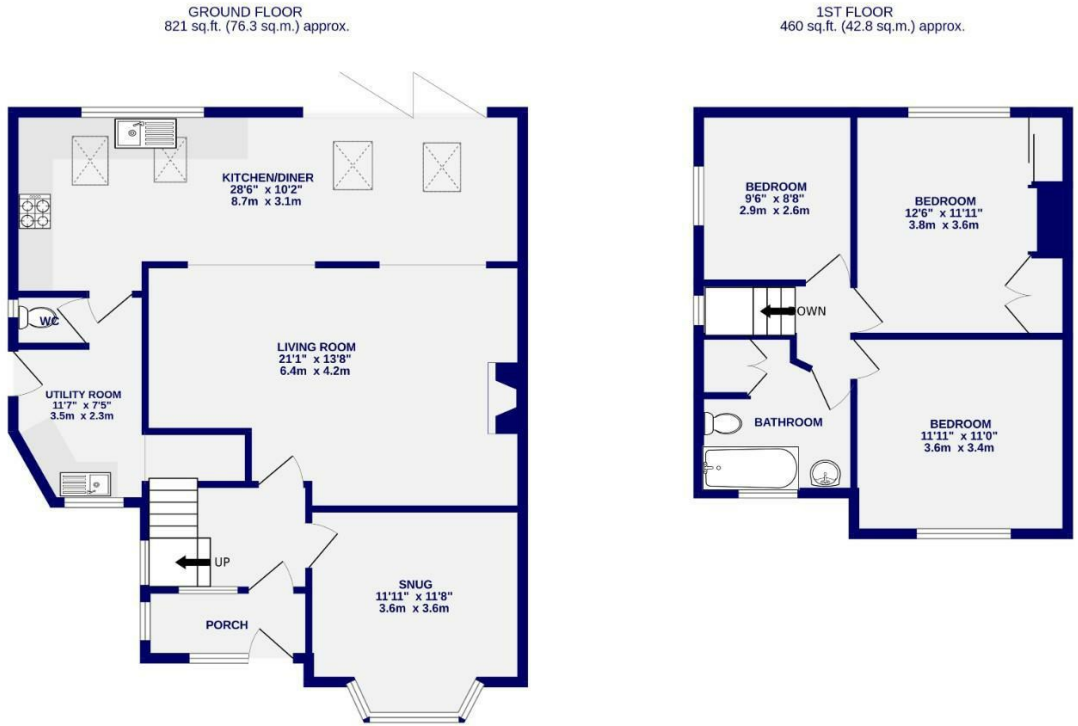
An excellent opportunity to acquire a substantially extended three-bedroom home with generous and flexible accommodation. An internal viewing is highly recommended to fully appreciate the scale and layout of this impressive property.

Council Tax Band B

Nidd Grove
Dringhouses, York
YO24 2PZ

Freehold
Council Tax Band - B

- Three-Bedroom Semi-Detached Home
- Substantial Wraparound Extension
- Open Plan Kitchen And Living Area
- Utility Room
- Log Burner And Underfloor Heating
- Generous Garden With Decking Area And Garage
- Popular Dringhouses Location
- EPC - C



TOTAL FLOOR AREA : 1281 sq.ft. (119.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of rooms and any other items are approximate. If included in the plan the garage/stores will form part of the overall floor area 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.
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Ashtons

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