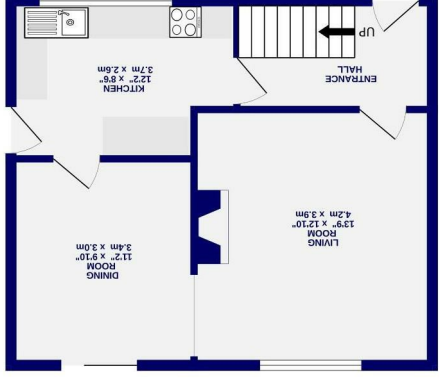


These particulars have been prepared as accurately and as reliably as possible, but should not be relied upon as 'statement of fact'. If there is any point which is of particular importance to you, please contact the office and we would be pleased to check the information. We have not tested any services, 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.

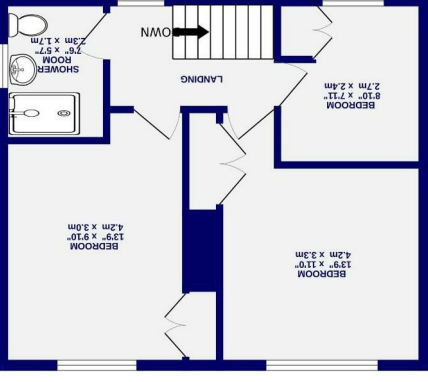
- Three Bedroom Semi Detached
- Much Loved Family Home
- Bright And Welcoming Hallway
- Kitchen With Dining Room
- Spacious Living Room Fireplace
- Popular Dringhouses York Location
- Open Rear Aspect
- Garage & Driveway Parking
- No Chain
- EPC TBC

Freehold
Council Tax Band - B

West Thorpe , York YO24 2PP



GROUND FLOOR
438 sq ft (40.7 sq.m.) approx.



1ST FLOOR
439 sq ft (40.8 sq.m.) approx.

TOTAL FLOOR AREA: 877 sq ft (81.5 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan, measurements of rooms and any other areas are approximate. It is intended to give the general impression and form 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 a guide by prospective purchasers. The vendor, agents and appliances shown have not been tested and no guarantee as to their operation.
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West Thorpe , York

YO24 2PP

£300,000



We are delighted to offer to the market this wonderful and much loved three bedroom semi-detached home. Situated in the popular York suburb of Dringhouses, the property benefits from a range of local amenities as well as easy access to the A64 for commuting to Leeds and York city centre.

Entering the home through a bright and welcoming entrance hall, with stairs leading to the first floor, it is immediately clear that the property has been well maintained over the years. To the right is the kitchen, which is bathed in natural light from the front window and fitted with an array of wall and base units, finished in neutral tones. There is a door providing access to the outside, along with an internal door leading to the delightful dining room, which enjoys views over the rear garden and the open space beyond Leaside.

To the rear of the property is the generous living room, featuring a focal fireplace and continued views of the garden. A further door leads back to the entrance hall, creating excellent flow throughout the ground floor.

To the first floor are two good-sized double bedrooms, both benefiting from built-in wardrobes and open views to the rear. The third bedroom, positioned to the front of the property. A house shower room with sink and WC completes the accommodation.

Externally, to the front of the property is a picturesque established garden and a shared driveway providing parking, leading to the garage, which benefits from a recently replaced roof. The rear garden features planted rockery areas and a patio, offering a lovely space for relaxing and entertaining.

Viewing is highly recommended to fully appreciate this charming home, its desirable location, the open rear aspect, and the benefit of no onward chain.

Council Tax Band B

