



135 Dringthorpe Road  
Dringhouses, York YO24 1LF

**135 Dringthorpe Road  
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1LF  
£559,995**

Nestled on a spacious and generous plot at the end of a quiet cul-de-sac, this delightful detached family home offers a blend of space and seclusion and borders open countryside. A unique woodland strip to the front and side ensures maximum privacy, while its prime location off Tadcaster Road provides effortless access to local schools, amenities, and transport links. Boasting a driveway, garage, workshop, and no forward chain, this property is a rare find for families and professionals alike.

Viewings are a must to really appreciate the size and privacy of the plot. Call Quantum to arrange a viewing today 01904 631631.

EPC Rating D  
Council Tax Band E



**Entrance Hallway**

9'11" x 8'0" at widest (3.04 x 2.45 at widest)  
UPVC door with opaque glazed side lights. Radiator. Stairs to first floor. Doors to further rooms.

**Cloakroom**

5'10" x 2'10" (1.78 x 0.88)  
Fitted two piece suite comprising; wash hand basin and toilet. Opaque UPVC window. Radiator.

**Lounge**

20'11" x 13'8" (6.38m x 4.17m)  
A bright and spacious room offering access to the garden via UPVC French doors with side windows. UPVC bow window. Feature fireplace with surround and hearth. Two radiators.

**Kitchen/diner**

17'7" x 12'3" (5.36m x 3.73m)  
A spacious kitchen dining room fitted with wall and base units and coordinating worktops. Sink and half bowl with drainer. Fitted double oven with electric hob and extractor hood over. Two UPVC windows. Space for fridge freezer. Space for dining table and chairs. Radiator. Boiler. UPVC glazed door to the rear garden. Understairs storage cupboard.

**Stairs to first floor**

**First floor landing**

11'4" x 2'7" (3.46 x 0.81)  
Doors to further rooms. Cupboard with shelving.

**Bedroom One**

13'10" x 11'6" (4.22m x 3.51m)  
Large double bedrooms. UPVC window. Radiator.

**Bedroom Two**

9'0" x 8'5" (2.74m x 2.57m)  
UPVC window. Radiator.





#### Bathroom

8'3 x 6'0 (2.51m x 1.83m)

A fitted three piece family bathroom suite comprising; Bath with shower over, wash hand basin and toilet. Opaque UPVC window. Radiator.

#### Bedroom Three

9'0 x 8'11 (2.74m x 2.72m)

UPVC window. Radiator.

#### Bedroom Four

11'7 x 9'0 (3.53m x 2.74m)

UPVC window. Radiator. Cupboard. Loft hatch.

#### Outside

To the front of the property there is a lawned garden, low level flower borders and a driveway adjacent to the garage. The plot includes the edging along the cul-de-sac and further parking for 2 cars.

To the rear of the property is an enclosed rear garden edged with large shrubs and surrounded by trees offering privacy. The block paved patio area is perfect for seating, to relax and enjoy in the summer months. Also positioned at the rear of the garage and accessible via the garden, is a handy workshop/storage or adaptable home working space.

#### Workshop

Laid on with power and light this useful space is very adaptable, whether it be an office/gym/playroom with own access from garden.

#### Garage

Laid on with power and light. Up and over door. Window into rear workshop.

#### 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](http://checker.ofcom.org.uk)

#### Additional Information

The property is currently tenanted, the fixed term AST has ended and they are now on a periodic tenancy. The tenants will require 2 months notice to leave at the time of advertising, although from May 2026 the notice period will change to 4 months as per the Renters Right Act.

Landlord gas safety record in date until 21/08/2026. Boiler has full parts/labour warranty to 25 Feb 2030

Electrical installation Certificate in date until 05/11/2030

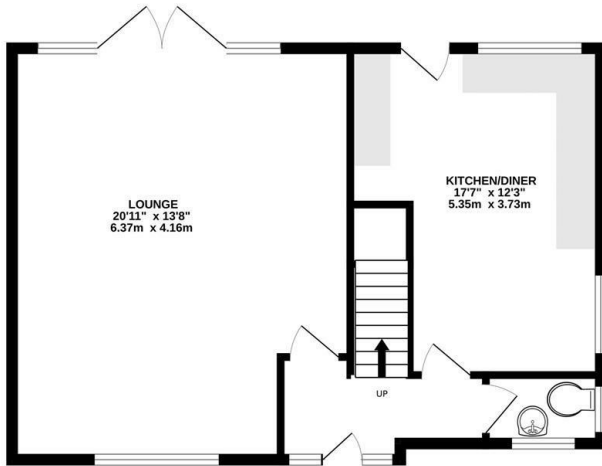
The services, systems and appliances listed in this spec have not been tested by us and no guarantee as to their operation or efficiency is given.

#### Anti - Money Laundering Compliance

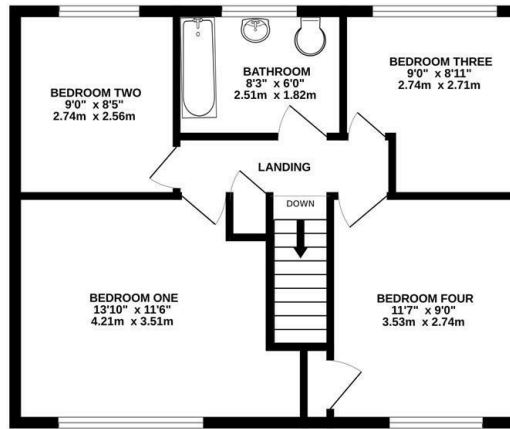
We are legally required to conduct Anti Money Laundering checks on all purchasers, sellers, and anyone related to a sale. These checks become mandatory when a seller accepts a purchaser's offer on a property. Anti-Money Laundering checks are valid for 6 months from the date they are completed. You will need to pay for new checks should this expire. We use a supplier SmartSearch in order to carry out these checks. There is a non-refundable charge of £30 + VAT per purchaser and any related money. This fee must be paid before we can issue a memorandum of sale to solicitors and is non-refundable.



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

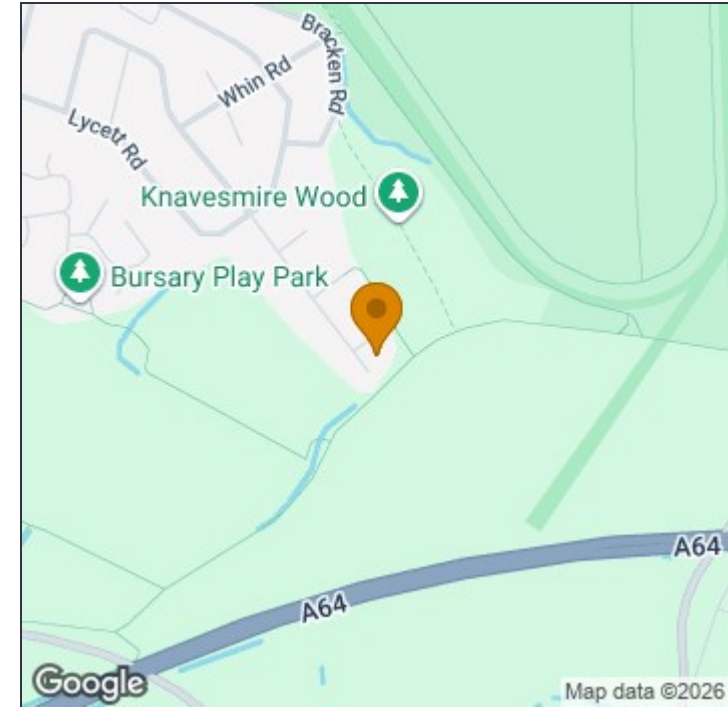


1ST FLOOR  
536 sq.ft. (49.8 sq.m.) approx.



TOTAL FLOOR AREA : 1153 sq.ft. (107.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate 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 or efficiency can be given.  
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