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# Middlethorpe Drive, York

## Offers Over £650,000



A beautifully presented and thoughtfully extended semi-detached family home, situated in a popular residential location to the south of York. This attractive property offers versatile, well-proportioned accommodation across two floors, complemented by a generous rear garden with decked seating area, driveway parking, and a detached garage.

The ground floor provides excellent living space, ideal for modern family life. A welcoming entrance hall leads to a comfortable living room, while to the rear a spacious dining area connects seamlessly with the kitchen, creating a bright and sociable hub with views over the garden. A separate sitting room offers flexibility as a snug, playroom, or home office.

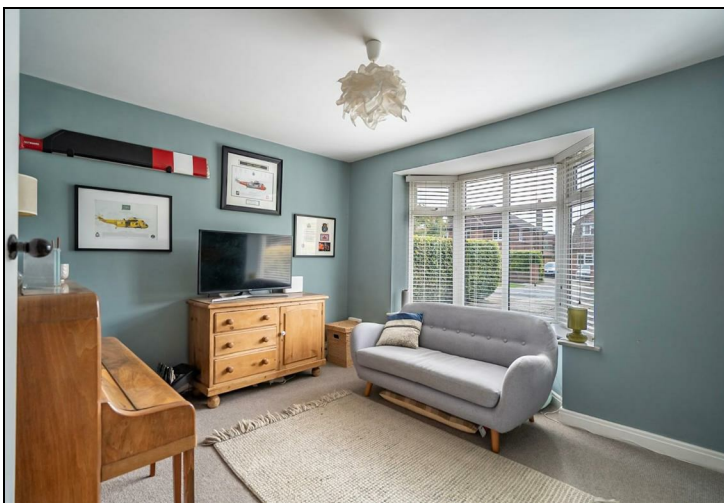
Upstairs, the property boasts four well-proportioned bedrooms, all served by a modern family bathroom. The layout is practical and balanced, making the home suitable for a growing family or those requiring additional workspace.

Externally, the property continues to impress. The rear garden is generous and well arranged, featuring a decked seating area ideal for outdoor dining and entertaining, with the remainder laid mainly to lawn. A driveway to the front and side provides off-street parking and leads to a detached garage.

Located within easy reach of local amenities, schools, and transport links, with convenient access to York city centre and the outer ring road, this stylish extended family home offers an exceptional opportunity in a highly regarded area.

## KEY FEATURES

- Beautifully Presented
- Garage & Off-Street Parking
  - Open Plan Living
  - Generous Garden
  - Sought After Location
- Close to the Knavesmire Racecourse
  - Council Tax Band E





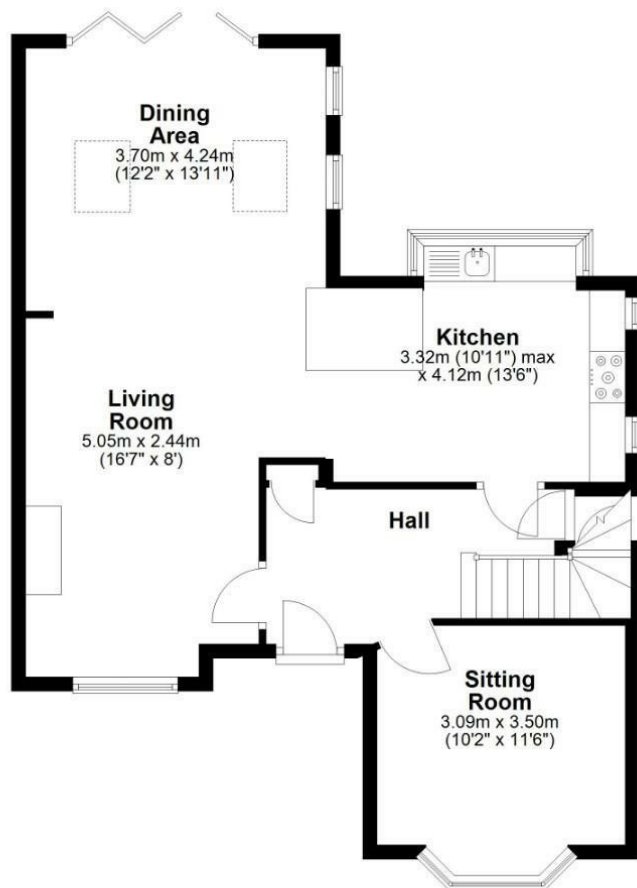




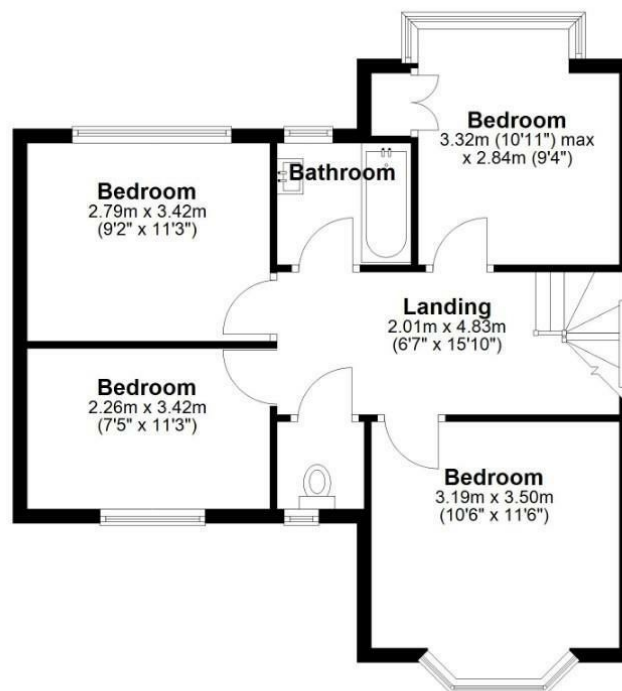




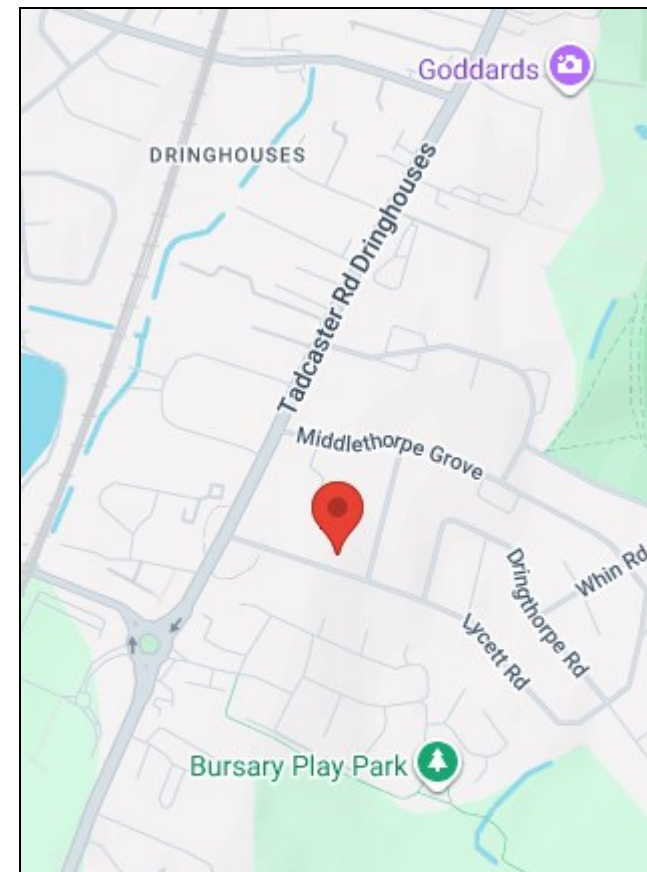
Approx. 66.2 sq. metres (712.4 sq. feet)



Approx. 54.9 sq. metres (591.4 sq. feet)



Total area: approx. 121.1 sq. metres (1303.7 sq. feet)



| Energy Efficiency Rating                                                                                                                                                                                                                                                       | Current | Potential | Environmental Impact (CO <sub>2</sub> ) Rating                                                                                                                                                                                                                                                                       | Current | Potential |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------|-----------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------|-----------|
| <p>Very energy efficient - lower running costs</p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p>Not energy efficient - higher running costs</p> | 68      | 78        | <p>Very environmentally friendly - lower CO<sub>2</sub> emissions</p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p>Not environmentally friendly - higher CO<sub>2</sub> emissions</p> |         |           |
| <p><b>England &amp; Wales</b></p> <p>EU Directive<br/>2002/91/EC</p>                                                                                                                                                                                                           |         |           | <p><b>England &amp; Wales</b></p> <p>EU Directive<br/>2002/91/EC</p>                                                                                                                                                                                                                                                 |         |           |

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