



## Dringthorpe Road, York

- NO ONWARD CHAIN
- FOUR BEDROOMS
- EXTENDED
- GARDENS FRONT AND REAR
- EPC RATING D
- SPACIOUS SEMI-DETACHED PROPERTY
- EXCELLENT LOCATION
- GARAGE
- COUNCIL TAX BAND D

**Guide Price £450,000**

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# Dringthorpe Road, York

## DESCRIPTION

For Sale with no onward chain and situated in one of York's most sought-after locations. A spacious and extended four bedrooomed, semi-detached family residence with internal living space extending to approximately 1450 sq. ft. Located just off Tadcaster road and close to the York racecourse and Knavesmire with excellent public and road transport links to the city centre and regionally via the A64, this property is one not to be missed. The property also lends itself to further development and the opportunity for the discerning buyer to put their individual stamp on it.

The property which benefits from gas fired central heating and UPVC double glazing has accommodation briefly comprising; rain porch, entrance hall, lounge with bay window to front, dining room, kitchen with fitted base and wall units, gas cooker point, plumbed for washing machine, cloaks room and door to garage, breakfast room.

To the first floor is a split galleried landing, bedroom one with fitted furniture and bay window to front, bedroom two with fitted furniture, bedroom three, bedroom four with fitted wardrobe, three-piece house bathroom with built in airing cupboard, three-piece shower room.

Outside are gardens to front, driveway offering off road parking leading to integral spacious single garage with electronic up and over door and pedestrian door to rear. To the rear is an enclosed garden predominantly laid to lawn with herbaceous boarders.

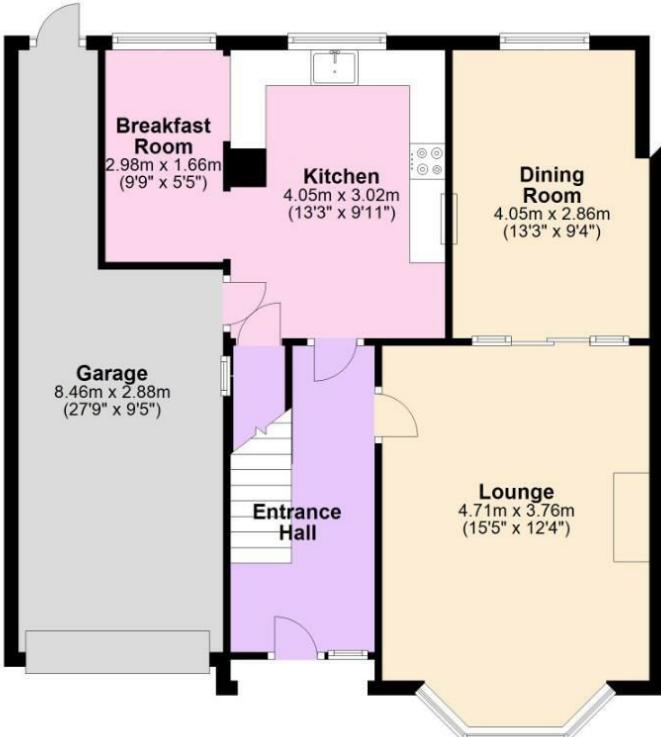
This is a Freehold property. Council Tax Band D,





## Ground Floor

Approx. 77.5 sq. metres (834.4 sq. feet)



Total area: approx. 146.1 sq. metres (1572.8 sq. feet)

All floorplans and measurements are provided for information purposes only. Plans should not be scaled from or used as reference.  
Plan produced using PlanUp.

## Viewing

Please contact our Hunters York Office on 01904 621026 if you wish to arrange a viewing appointment for this property or require further information.

Ground Floor, Apollo House Eboracum Way, York, YO31 7RE

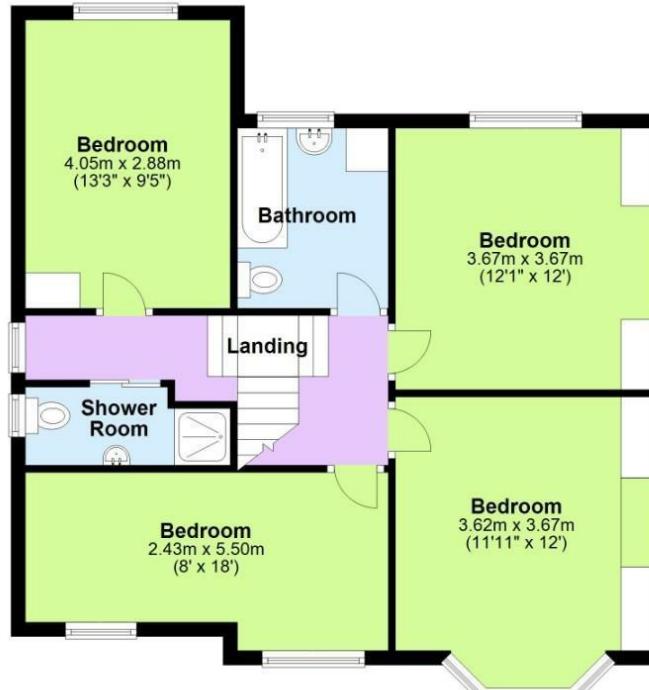
Tel: 01904 621026 Email:

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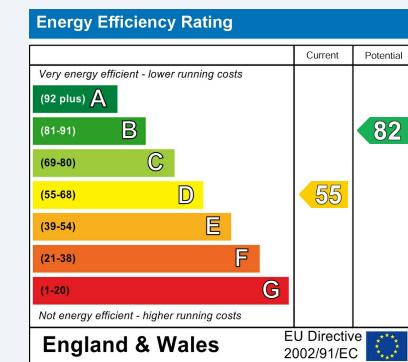
## First Floor

Approx. 68.6 sq. metres (738.4 sq. feet)



# ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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