



Dringthorpe Road, York £385,000

**** NO ONWARD CHAIN ****

A deceptively spacious semi detached bungalow situated within this most sought after location, with private gardens, integral garage and vacant possession.



Accommodation

The property is entered into a spacious reception hall having a double glazed front door with double radiator and coved cornices. Additionally there is an inner hall being of 'L' shaped in nature with a built in cloaks cupboard, recessed ceiling downlighters and rear door leading out onto the garden beyond.

One of the feature rooms of the property is the spacious breakfast kitchen having a range of built in base units to the side with rounded edge work tops. There is a central serving island with inset stainless sink unit, breakfast bar and additional low level storage units. The kitchen includes a matching set of high level cupboards with laminated splash backs. Included within the sale is a built in electric oven and grill with separate 4 point hob unit and extractor canopy over. There is an integrated fridge and freezer, built in dish washer and washing machine. The kitchen is completed by a double radiator and recessed ceiling downlighters.

The properties living room, located at the side, has a living flame coal effect gas fire set on a marble heath. There is a television ariel point and sliding doors which lead through to the conservatory beyond. The conservatory is of UPVc construction with surrounding casement windows and French doors leading out onto the garden.

The accommodation includes 3 bedrooms, the main bedroom having twin double fronted built in fitted wardrobes. Bedroom 3 houses the Worcester gas fired central heating boiler, and all 3 bedroom include radiators.

The internal accommodation is completed by a shower room having a low flush WC, pedestal wash hand basin and walk in shower cubicle with hand held and waterfall shower attachments, in addition to full height tiled splash backs. There is a heated towel rail, recessed ceiling downlighters, tiled flooring and loft hatch.

To The Outside

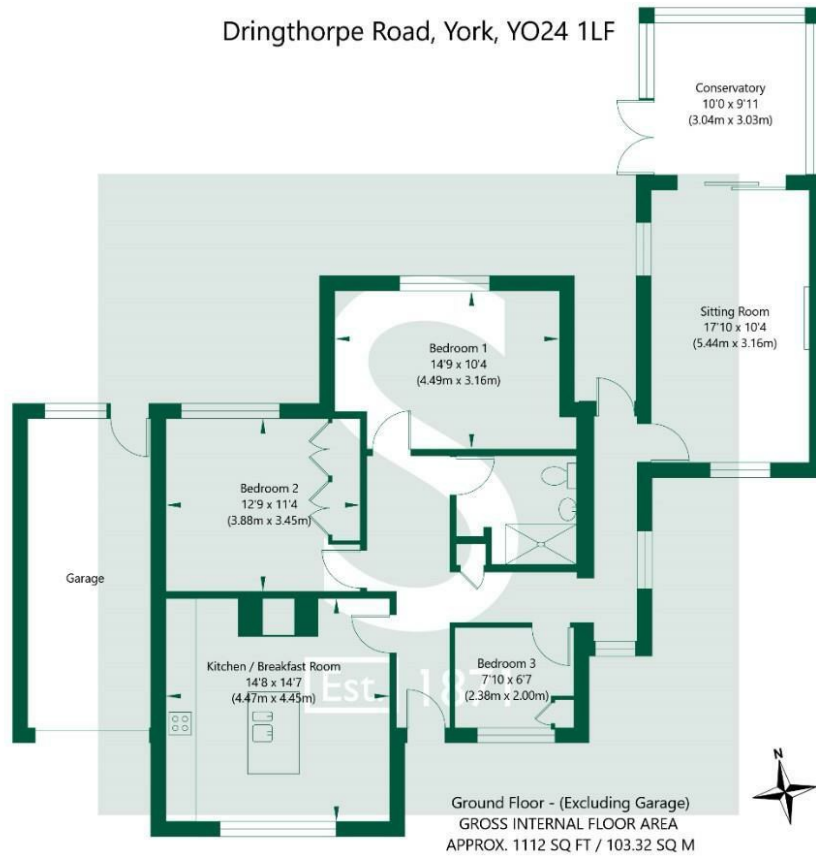
The property is entered directly off Dringthorpe Road onto a block paved driveway which provides parking for 2 motor vehicles which in turn gives access to the integral single garage. The garage has an up and over door with electric, light and power.

The properties front garden is laid to gravel with a herbaceous screening side borders. A block paved path leads down to the side of the property.

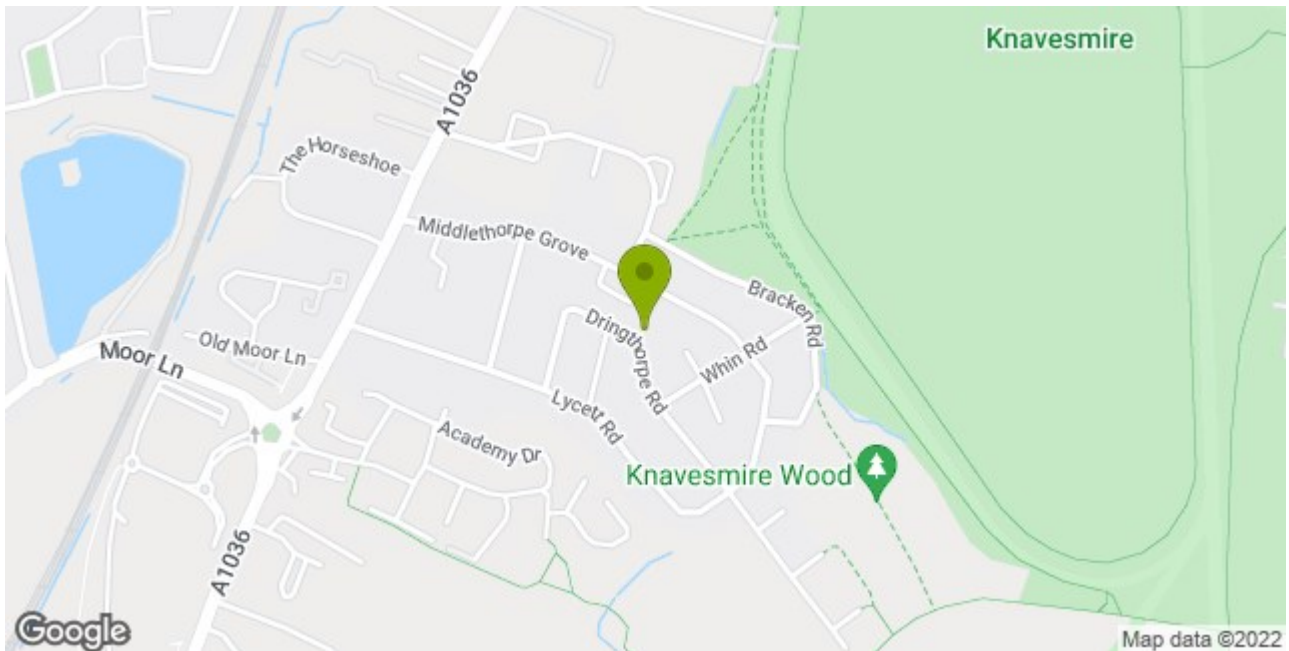
The properties rear garden is of low maintenance in nature having a substantial central flagged patio providing ample space for freestanding garden furniture. There are side and rear herbaceous borders, the rear garden is enclosed to all sides by fenced boundaries.

Crucially the property is offered for sale with vacant possession and no onward chain, and an early inspection is strongly recommend.

Dringthorpe Road, York, YO24 1LF



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 1112 SQ FT / 103.32 SQ M
All measurements and fixtures including doors and windows are approximate and should be independently verified.
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