



55 Dringthorpe Road
York, YO24 1LF
£375,000

NO ONWARD CHAIN - EXCELLENT RENOVATION OPPORTUNITY - SOUGHT AFTER LOCATION!

Churchills Estate Agents offer for sale this three bedroom semi-detached house located just off Tadcaster Road and close to Knavesmire Wood, York City Centre and outer ring road. The property also benefits from local shops, schools, and amenities, frequent bus links and comprises: entrance porch, entrance hallway, 17' lounge, with bay window, separate dining room, fitted kitchen, W.C./Cloaks, first floor landing, three first bedrooms (two double and one single) and three piece house bathroom. To the outside is a gated driveway providing off-street parking and the potential for electric car charging leading to an attached single garage. To the rear is a mature garden with trees and sitting areas. The property benefits from uPVC double glazing although internal upgrading is recommended. Please contact Churchills to arrange a viewing today!



Entrance Porch

Entrance Hall

Entrance door, single panelled radiator, carpets, power points

Lounge

17'6" x 12'6" (5.33m x 3.81m)
uPVC bay window to front, laminate flooring, double panelled radiator, power points

Dining Room

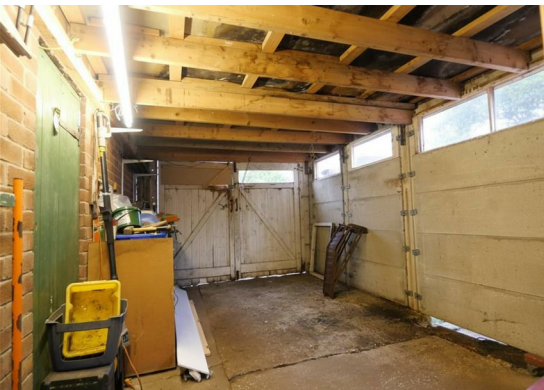
9'7" x 8'2" (2.94m x 2.50m)
uPVC window to rear, laminate flooring, power points

Kitchen

9'10" x 11'0" (3.01m x 3.36m)
Fitted wall and base units, bay window to rear, counter top with stainless steel sink and draining board, laminate flooring, power points, space and plumbing for appliances

W.C./Cloaks

Window to side, low level WC





First Floor Landing

uPVC window to side, carpets, power points, loft access

Bedroom 1

13'7 x 10'10 (4.14m x 3.30m)

uPVC bay window to front, fitted wardrobes, radiator, laminate flooring, power points

Bedroom 2

12'6 x 12'1 (3.81m x 3.68m)

uPVC window to rear, radiator, carpet, power points

Bedroom 3

8'1 x 7'4 (2.46m x 2.24m)

uPVC window to front, exposed timber floorboards, single panelled radiator, power points

House Bathroom

8'9 x 7'2 (2.67m x 2.18m)

Opaque uPVC window to rear, panelled bath, pedestal wash hand basin, low level w.c., laminate flooring, storage cupboard

To the outside

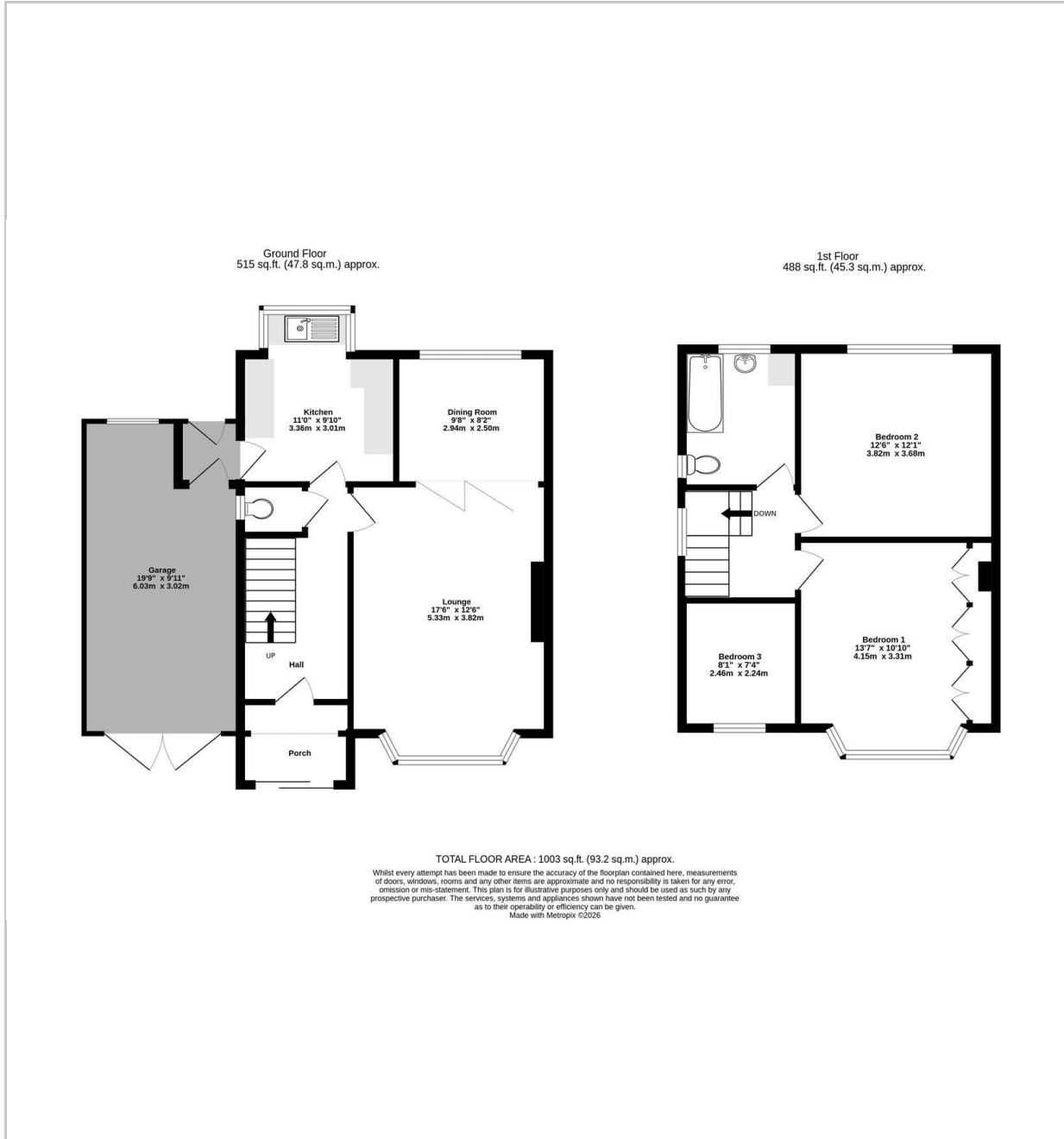
Gated front drive way with small garden, rear patio, flower borders, timber fenced boundary, storage sheds, single garage with timber double doors, power and lighting

Agents Note

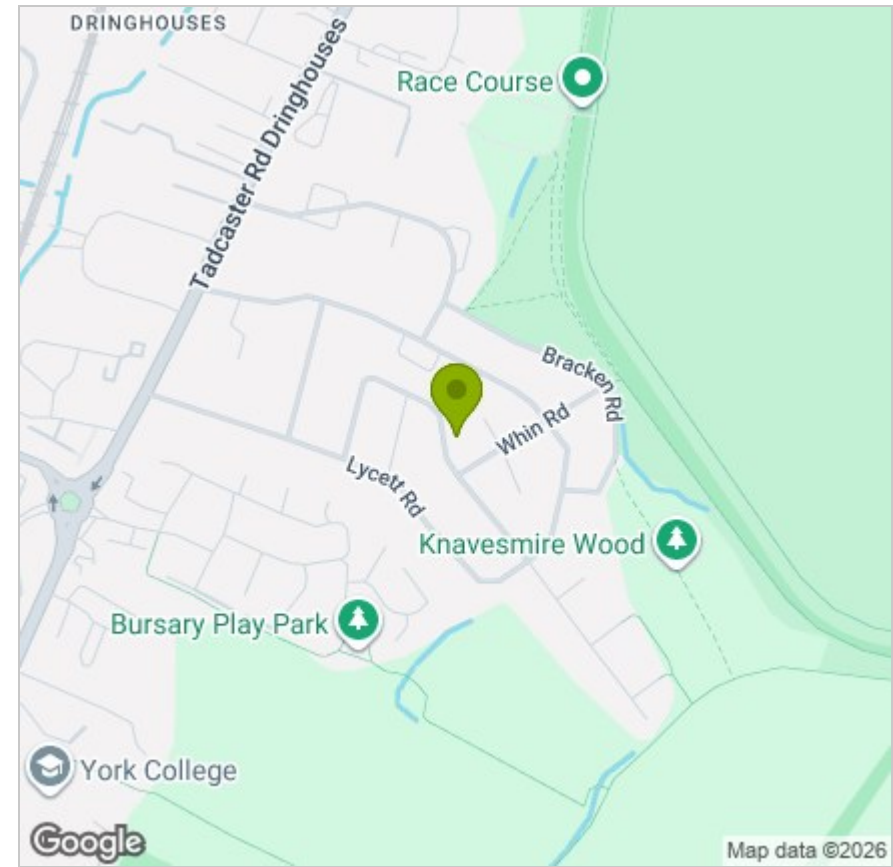
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FLOOR PLAN



LOCATION



EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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