



West Thorpe
York
YO24 2PP

Offers Over £280,000



Ashtons Estate Agents are delighted to present this much-loved three-bedroom semi-detached home, ideally positioned within the popular residential area of Dringhouses. The property enjoys a convenient setting close to a range of local amenities, with the A64 providing straightforward access to York city centre and the wider road network towards Leeds.

A bright entrance hall welcomes you into the home, with stairs rising to the first floor. To the rear, the living room features a focal fireplace and enjoys pleasant views across the garden. The adjoining dining room provides a lovely space for family meals and entertaining, with access to the rear garden and a particularly appealing outlook across the open green space beyond Leaside. The kitchen is positioned at the front of the property and is fitted with a range of contemporary units, complemented by coordinating worktops and space for freestanding appliances.

To the first floor are two well-proportioned double bedrooms, both benefiting from built-in wardrobes and attractive open views to the rear. The third bedroom overlooks the front and would also lend itself well to use as a home office or nursery. Completing the first floor is a bathroom fitted with a shower over the bath, alongside a white washbasin and WC set within a vanity unit. Neutral tones and fully tiled walls provide a practical finish.

Outside, the front garden sits alongside a shared driveway offering parking and access to the garage, which benefits from a recently replaced roof. To the rear, the garden combines a lawn with a patio area, creating a pleasant setting for outdoor relaxation and entertaining.





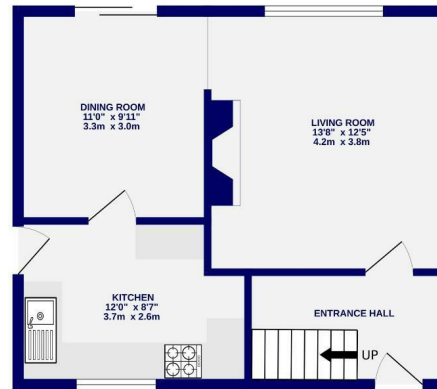
West Thorpe York YO24 2PP

Freehold
Council Tax Band - B

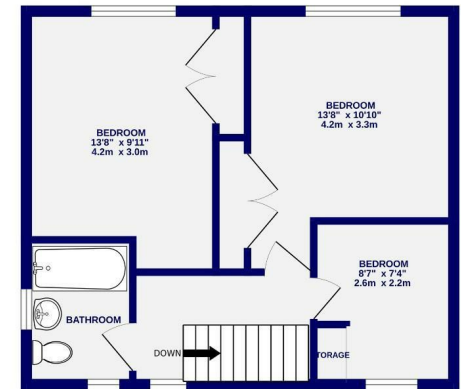
- Much-Loved Semi Detached Home
- Three-Bedrooms
- Bright And Welcoming Entrance Hall
- Living Room With Focal Fireplace
- Dining Room With Garden Views
- Popular Dringhouses Residential Location
- Rear Garden Overlooking Open Green Space
- Shared Driveway And Garage
- EPC TBC

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GROUND FLOOR
429 sq.ft. (39.9 sq.m.) approx.



1ST FLOOR
437 sq.ft. (40.6 sq.m.) approx.



TOTAL FLOOR AREA : 866 sq.ft. (80.5 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of rooms and any other items are approximate. If included in the plan the garage/porches will form part of the overall floor area 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.
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