



Leven Road
Dringhouses, York
YO24 2TL

£290,000



An extended three bedroom mid terrace house offering generous and flexible accommodation, a large south facing rear garden and driveway parking, situated in the popular residential area of Dringhouses.

The property is well positioned for access to York city centre, the railway station and the A64, while also being within easy reach of a range of local shops, amenities, schools and transport links.

Internally, an entrance hallway leads into a welcoming front living room featuring a fireplace and wood effect flooring. The living room opens into the dining room to the rear, which has been extended to create an excellent family and entertaining space, with sliding doors opening directly onto the rear garden.

A separate kitchen is fitted with a range of white shaker style units with chrome handles and wood effect worktops. Beyond the kitchen is a useful utility room, where the flat roof has recently been replaced, together with access to two substantial rear store rooms. These are approached via a shared passageway with the neighbouring property and provide excellent additional storage.

To the first floor are two double bedrooms, a study and a recently fitted three piece family bathroom. Stairs continue to the second floor where a further study area leads through to a third double bedroom, providing flexible accommodation that could suit a variety of needs.

The property has undergone a number of improvements including a full electrical rewire, a new bathroom and extensive redecoration throughout. The boiler was installed in 2023 and most recently serviced in 2025.

Externally, the property benefits from driveway parking to the front. To the rear is a particularly generous south facing garden, providing an excellent outdoor space with plenty of room for relaxing, entertaining and family use.

Council Tax Band B

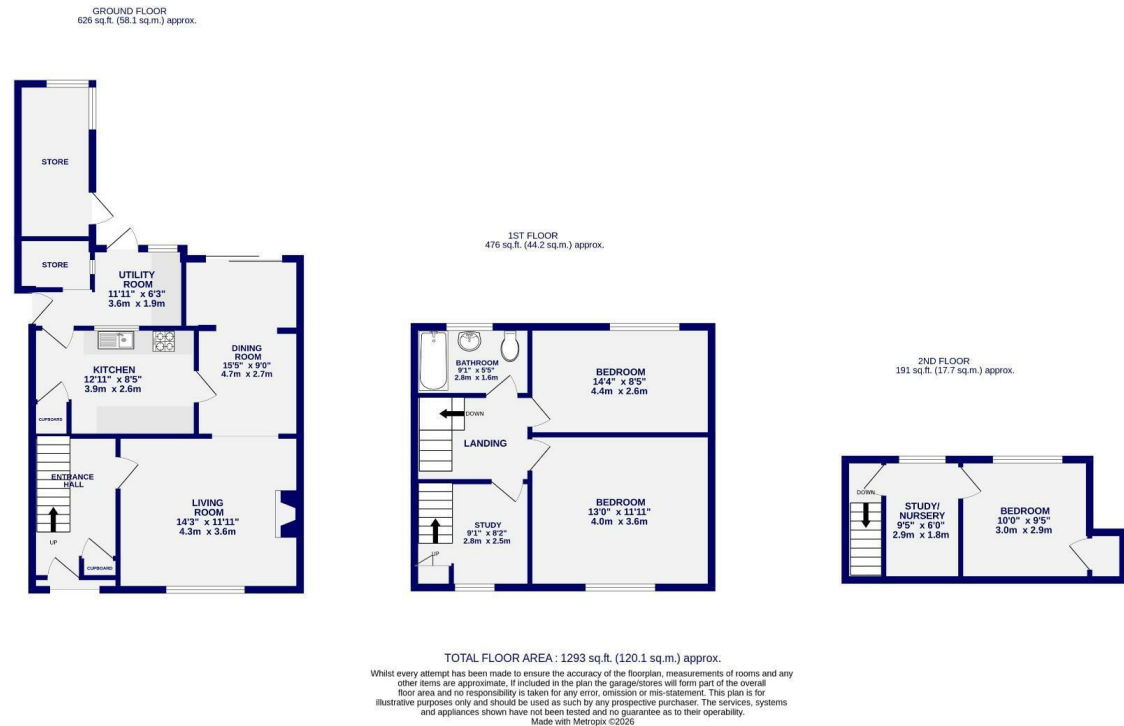




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Freehold
Council Tax Band - B

- Period Terrace House
- Three Double Bedrooms and Two Studys
- South Facing Rear Garden
- Driveway Parking
- Approximataely 1300 Sqft
- Two Rear Stores
- Epc D



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