

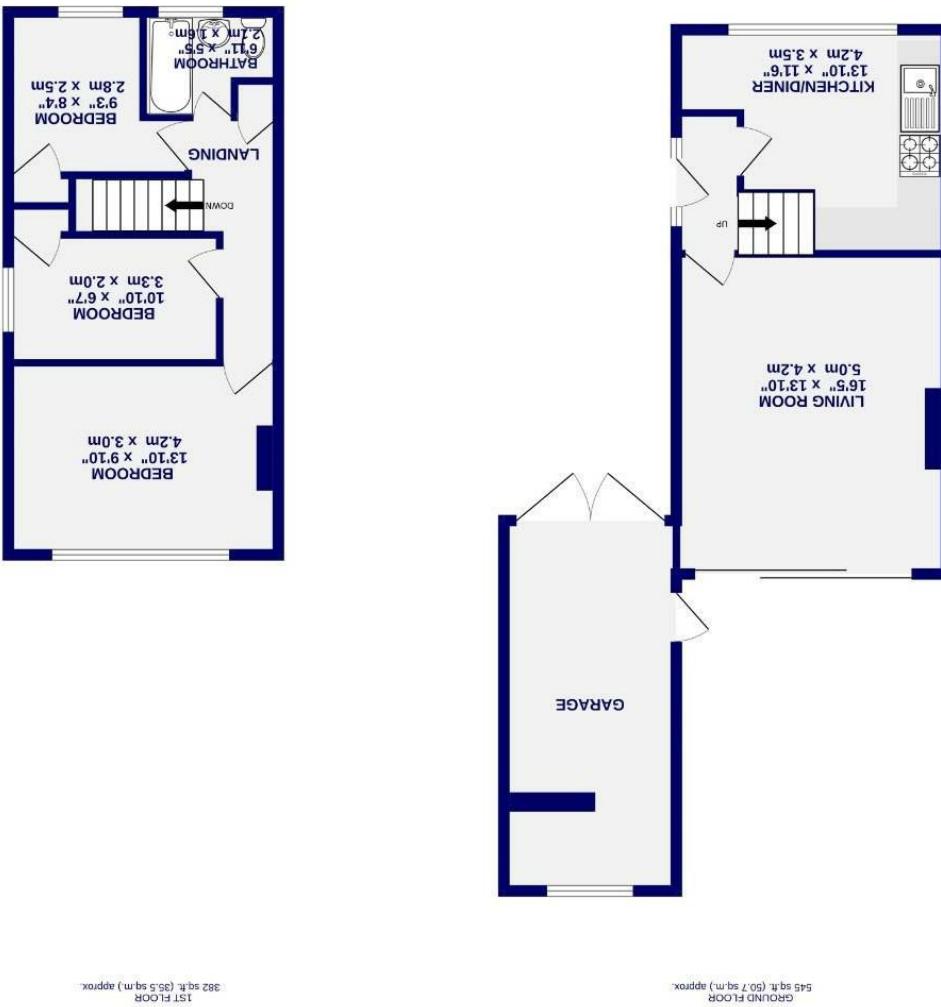
property on behalf of the vendor.

• Epc D

- No Onward Chain
- Semi Detached House
- Three Bedrooms
- Sougght After Location
- Backing Onto Hob Moor
- Modernisation Beneficial
- Generous Plot

## **Freehold Council Tax Band - C**

Orchard Close  
Dringhouses, York  
YO24 2NX



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Offers Over £270,000

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Located to the west of York, and set on an enviable plot with the lovely backdrop of Hob Moor, is this three bedroom semi detached home. A much loved family home for many years, this property has been lovingly maintained over the years and now could benefit from modernisation throughout. Situated in the residential area of Dringhouses, this property is ideally placed regular commuter links to York city centre and train station, and is within walking distance of a variety of shops, schools and other amenities.

Internally the property offers an entrance hall which leads into the generous reception room to the rear featuring large windows looking out to the mature rear garden. The fitted kitchen is situated to the front of the property and comprises an array of wall and base units, with space for a dining table and additional freestanding appliances. Upstairs are three well proportioned bedrooms and a three piece family bathroom.

Gardens are situated to the front and rear, with the rear garden offering an impressive size and scope for extensions (subject to the relevant planning permissions). South facing in nature, this private garden can be enjoyed all year round. To the front of the property is driveway parking for multiple vehicles, another garden and a single garage with a workshop space to the rear.

In summary, a wonderful home for any first time buyer for growing family. Offered with no onward chain, viewing is highly recommended.

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