



# Orchard Close Dringhouses, York YO24 2NX

Freehold  
Council Tax Band - C

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



GROUND FLOOR  
545 sq. ft. (50.7 sq.m.) approx.

1ST FLOOR  
382 sq. ft. (35.5 sq.m.) approx.

TOTAL FLOOR AREA: 927 sq. ft. (86.1 sq.m.) approx.  
While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements are not guaranteed. The plan is for guidance purposes only and should not be used as a basis for any decision or statement. The services, systems and appliances shown have not been tested and no guarantee is made with respect to their operation or efficiency can be given.

These particulars have been prepared as accurately and as reliably as possible, but should not be relied upon as 'statement of fact'. If there is any point which is of particular importance to you, please contact the office and we would be pleased to check the information. We have not tested any services, appliances, equipment or facilities and nothing in these particulars should be deemed to be a statement that they are in good working order, or that the property is in good structural condition or otherwise. Any areas, measurements, floor plans or distances referred to are given as a guide only and are not precise. Purchasers must satisfy themselves by inspection or by otherwise regarding the items mentioned above and as to the correctness of each of the statements contained in these particulars. No person in the employment of Ashtons has any authority to make or give any representation or warranty whatsoever in relation to this property or these particulars nor enter into any contract relating to the property on behalf of the vendor.



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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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