



Trent Way
Dringhouses, York
YO24 2TR

£340,000



We are delighted to present to the market this three-bedroom semi-detached family home, positioned on a generous corner plot in a prime position within Woodthorpe. This highly sought-after area is popular with families thanks to its close proximity to local amenities, eateries and supermarkets, the A64, and well-regarded primary and secondary schools, with regular bus links providing easy access into York city centre.

Upon entering the property, you are welcomed into a bright entrance hall. To the left is the living room, immaculately presented and bathed in natural light from the large front window, with a log-burning stove creating a cosy and inviting ambience. To the rear of the property is the kitchen diner, offering a lovely dining space with views over the garden. The kitchen is fitted in a shaker style with wooden worktops and a range of wall and base units, creating a practical and stylish space for family life. A separate utility room sits conveniently to the rear, keeping everyday household tasks neatly out of the way. To the centre of the home is a spacious additional reception room, currently used as a playroom and family living space. This versatile room offers flexibility for growing families and provides access to the integral garage.

To the first floor are two generous double bedrooms and a single room. The primary bedroom is positioned to the rear of the property and benefits from built-in wardrobes. The family bathroom is finished in neutral tones and includes a bath with shower over and a vanity unit.

Externally, to the front of the property there is parking for multiple vehicles and access to the garage. To the rear is a lovely lawned garden with gravel edging and a decking area, ideal for outdoor dining, entertaining, and relaxing in the warmer months.

A viewing is highly recommended to fully appreciate everything this home has to offer.

Council Tax Band B





Trent Way Dringhouses, York YO24 2TR

Freehold
Council Tax Band - B

- Three Bedroom Semi Detached Home
- Spacious And Versatile Family Living
- Cosy Living Room With Log Burner
- Modern Shaker Style Kitchen Diner
- Separate Utility Room For Convenience
- Additional Family Room Or Playroom
- Prime Woodthorpe Corner Plot Position
- Enclosed Garden With Decking Area
- Driveway Parking & Garage
- EPC D

GROUND FLOOR
854 sq.ft. (79.3 sq.m.) approx.

1ST FLOOR
373 sq.ft. (34.7 sq.m.) approx.



TOTAL FLOOR AREA : 1227 sq.ft. (114.0 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/porch 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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