



Dringthorpe Road

York

YO24 1NF

£700,000



Ashtons Estate Agents are delighted to present this exceptional and distinctive four-bedroom semi-detached home with an attached two-bedroom annex, positioned in one of York's most sought-after residential locations to the south-west of the city. This wonderful and highly versatile home offers a rare opportunity to acquire a substantial family residence, perfectly suited to modern living. Ideally located close to an abundance of local amenities, well-regarded primary and secondary schools, nearby woodland walks, and with easy access to The Knavesmire, the property also benefits from excellent commuter links, making it perfectly placed for both city and village life.

Upon entering the property, a bright and welcoming entrance hallway leads through to the elegant family living room positioned to the front of the home. This generous reception space is centred around a feature fireplace, while a traditional bay window allows natural light to flood the room, creating a warm and inviting atmosphere. To the rear of the property lies the true heart and hub of the home, an impressive split-level open-plan living, dining and kitchen space, designed with both family living and entertaining in mind. The spacious living area features a charming log-burning stove and French patio doors opening directly onto the garden, providing a wonderful connection between indoor and outdoor living.

Stepping down into the beautifully appointed kitchen, this stunning space offers an extensive range of contemporary wall and base units alongside integrated appliances, including a Neff oven and hob. The large central island creates a natural gathering point within the home, complete with a sink, breakfast bar seating, and a boiling hot water tap positioned on the island for everyday convenience. Further French patio doors provide additional access to the garden, enhancing the sense of light and space.

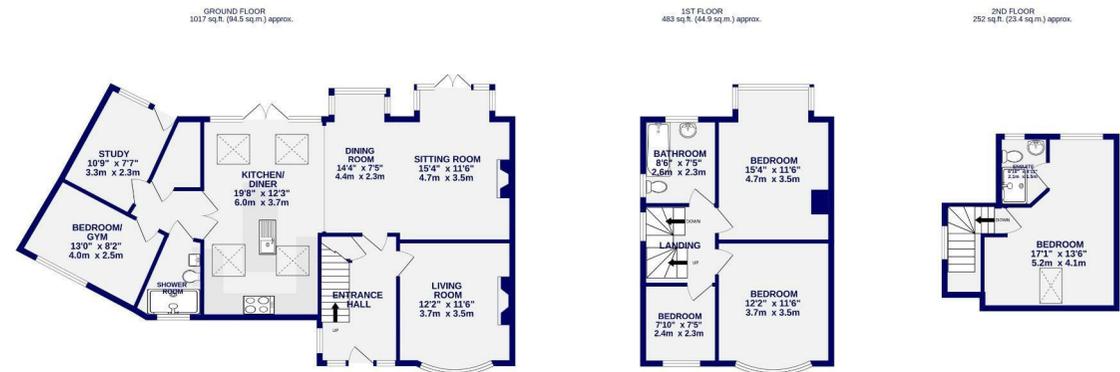




Dringthorpe Road York YO24 1NF

Freehold
Council Tax Band - D

- Substantial Four Bedroom Family Home
- With Two Bedroom Self Contained Annex
- Stunning Kitchen With Central Island
- Impressive Open Plan Living Space
- Sought After South West York Location
- Neff Oven And Hob
- Boiling Hot Water Tap On Island
- Driveway Parking And EV Charging Point
- South Facing Rear Garden
- EPC TBC



TOTAL FLOOR AREA: 1752 sq.ft. (162.8 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/stores 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.
Made with Metropix ©2020

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.