TST FLOOR

577 sq.ft. (53.6 sq.m.) approx.



property on behalf of the vendor.

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 property or that the property is in good structural condition or otherwise. Any areasurements, 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

- EBC TBC
- · Garage & Driveway
- Superb Rear Garden
- Three Reception Spaces

W.C

- Bathroom, Ensuite & Ground Floor
 - Four Bedrooms
 - Extended Throughout
- Substantial Semi Detached Home

Freehold - E Sand - E

YOZ4 1JW Dringhouses, York









GROUND FLOOR 871 sq.ft. (80.9 sq.m.) approx.

Middlethorpe Grove Dringhouses, York YO24 1JW

£635,000





Situated in the highly sought-after area of Dringhouses, to the south of York, is this most impressive and substantially extended semi-detached family home. Lovingly maintained and improved over the years, the property has been extended to the side, rear, and into the loft, creating a versatile and spacious layout perfect for a growing family. Just moments from York Racecourse and surrounded by excellent local amenities, schools, and transport links to the city centre, this home is a rare find.

Internally, the home opens with a welcoming and generously sized entrance hall, providing access to two original reception rooms to the left -both featuring charming fireplaces. The front room is enhanced by a large bay window that fills the space with natural light, while the second reception room leads into a bright conservatory that overlooks the expansive rear garden.

The heart of the home is the extended open-plan kitchen diner, offering a comprehensive range of wall and base units, integrated appliances, and space for freestanding white goods. Large French doors open onto a landscaped patio, creating a seamless transition between indoor and outdoor living. A ground floor WC and access to the larger-than-average integral garage complete the downstairs accommodation.

The first floor offers two spacious double bedrooms with built-in storage, a versatile single bedroom ideal as a home office or nursery, and a modern four-piece family bathroom. From the spacious landing, stairs lead up to the stunning loft-converted master suite. Flooded with natural light from multiple windows, this impressive bedroom features ample storage and a stylish en-suite shower



















