

Middlethorpe Grove
Dringhouses, York
YO24 1JW



TOTAL FLOOR AREA: 1742 sq ft (161.8 sq m), approx.

- Three Reception Spaces
- Superb Rear Garden
- Garage & Driveway
- EPC TBC

W.C.



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£635,000

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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 room.

