

property on behalf of the vendor.

TOTAL FLOOR AREA: 95 sq ft (88 sq m) approx.
Whilst every attempt has been made to ensure the accuracy and completeness of these terms and any
description, neither the architect nor the developer can be held responsible for any inaccuracies.
Floor areas and descriptions are given as a guide only and are subject to final confirmation by the relevant
local planning and building control authorities. It is the responsibility of the purchaser to make his own
enquiries concerning the planning and building control implications of the proposed development.
Measurements given are approximate and are not to be relied upon for legal purposes.

The floor plan illustrates a house layout with the following dimensions and room details:

- Bedroom 1:** 2.4m x 2.4m (7'11" x 7'9")
- Bedroom 2:** 2.3m x 2.1m (7'7" x 6'9")
- Bedroom 3:** 3.4m x 2.4m (11'1" x 8'0")
- Bedroom 4:** 4.0m x 3.0m (13'3" x 9'8")
- Bathroom:** 1.7m x 1.0m (5'7" x 3'3")
- Hall:** 3.0m x 1.0m (9'10" x 3'3")
- Stairs:** DOWN

Arrows indicate the direction of the stairs and the flow of the central hall.

KITCHEN/DINER
14.10" x 10.11"
4.5m x 3.3m

DINING ROOM
14.10" x 11.0"
4.5m x 3.3m

LIVING ROOM
13.4" x 11.8"
4.1m x 3.6m

STORAGE

WC

KITCHEN
14.5m x 3.3m

Up

- North Lane Dinghouses, York YO24 2NS
- Freehold Council Tax Band - C
- Semi Detached Home
- Four bedrooms
- Well Presented Throughout
- South Facing Rear Garden
- Driveway Parking
- Sought After Residential Area
- Ready To Move Into

North Lane
Dringhouses, York
YO24 2NS



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Offers Over £355,000

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Located in the ever-popular area of Dringhouses, which is within walking distance of Tadcaster Road, Hob Moor, and York Racecourse, is this well presented and versatile semi-detached home. An ideal family home, this property is ready to move into and is sure to appeal to a range of buyers.

Internally, the property features an entrance hall leading into a spacious living room situated at the front of the house. A large bay window floods the room with natural light, and elegant glass French doors open into the dining area beyond. Conveniently located off the dining space is a ground-floor WC. To the rear, forming part of an extension, is a stunning open plan kitchen-diner. This space boasts a range of contemporary wall and base units providing ample storage, all complemented by stylish beech worktops and matching laminate flooring. From here, a staircase leads up to the fourth bedroom ideal for a teenager or would be perfect for home working.

The main staircase leads to the first floor landing, which provides access to three well-proportioned bedrooms. The master bedroom, located at the front, also benefits from built-in storage. A modern three-piece family bathroom completes the internal accommodation.

Occupying a generous plot, the property enjoys a spacious south-facing rear garden featuring a lawn, patio, mature flowerbeds, and established trees offering excellent privacy. To the front, there is a second garden area and driveway parking.

Council Tax Band- C

