



Middlethorpe Grove  
Dringhouses, York  
YO24 1LE

Offers Over £475,000

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Offered with no onward chain, this charming three-bedroom period semi-detached home is positioned in one of York's most sought-after residential areas, just off Tadcaster Road. The prime position provides easy access to York city centre, excellent commuter links, well renowned schools, and the open green spaces of York Knavesmire.

The accommodation begins with a welcoming entrance hallway leading through to a modern kitchen at the rear, fitted with a range of storage units, integrated appliances, and solid wood worktops. The open-plan living and dining room is bright and spacious, enjoying dual-aspect natural light from both the front and rear bay windows, and offering access to the rear garden. A ground floor W.C. completes the downstairs layout.

To the first floor are three bedrooms, including two well-proportioned doubles and a versatile third bedroom that could serve as a nursery or home office. There is also a family bathroom and a separate W.C.

Externally, the home features a well-maintained front garden and driveway leading to a generous garage. To the rear is a mature, private garden, perfect for relaxing or entertaining. The property offers scope to extend (Subject to the relevant planning permissions). A lovely property in a superb location.

Council Tax Band- D





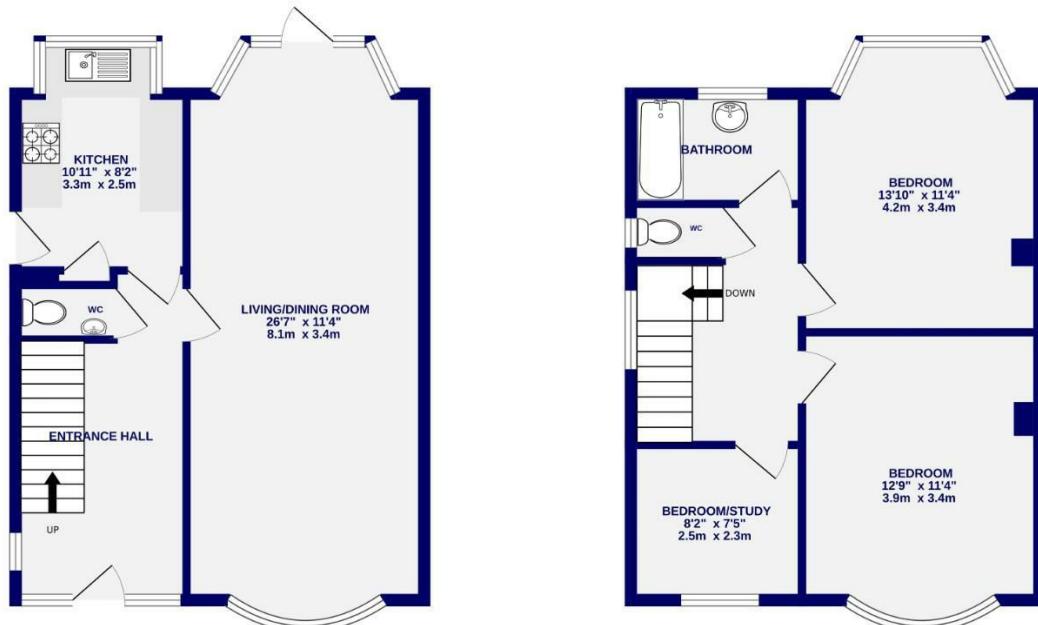
# Middlethorpe Grove Dringhouses, York YO24 1LE

Freehold  
Council Tax Band - D

- No Onward Chain
- Period Semi Detached Home
- Sought After Location
- Three Bedrooms
- Driveway And Garage
- Front and Rear Gardens
- Scope To Extend (Subject To The Relevant Planning Permissions)
- Downstairs W.C.
- EPC - C

GROUND FLOOR  
505 sq.ft. (46.9 sq.m.) approx.

1ST FLOOR  
489 sq.ft. (45.4 sq.m.) approx.



TOTAL FLOOR AREA : 994 sq.ft. (92.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of rooms and any other areas are approximate. If included in the plan the garages/rooms will form part of the overall floor area and are not suitable for conversion into habitable rooms. The 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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