

N A I S H  
ESTATE AGENTS



YORK  
EST. 1939



## 127 Dringthorpe Road , York, YO24 1LF

Chain free four-bedroom detached home on sought-after Dringthorpe Road, Dringhouses, York, set on a 0.18-acre plot next to Knavesmire woodland with huge potential to modernise and extend. Spacious family living with large garden, garage and workshop in a prime York location.

**Offers In The Region Of £650,000**

# 127 Dringthorpe Road

, York, YO24 1LF

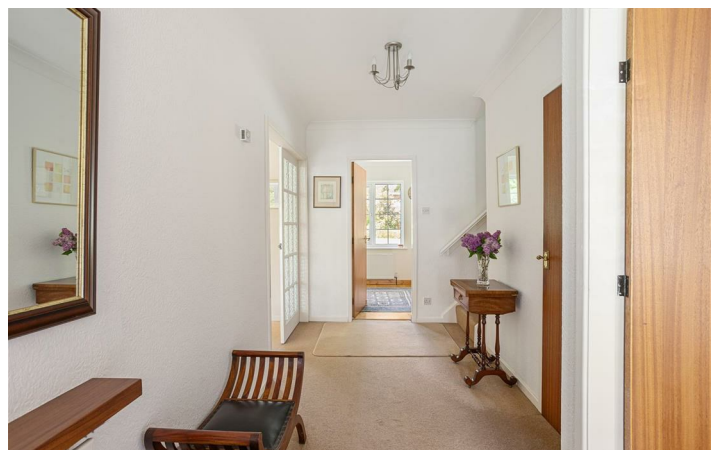


- Highly sought-after Dringthorpe Road location in Dringhouses
- Substantial detached family home on approx. 0.18 acre plot
- Adjacent to Knavesmire woodland with direct access to open parkland
- Walking distance to York Racecourse
- Owned by the same family since new – first time on market
- Offered for sale chain free
- Additional reception room ideal as office, playroom or snug
- Beautiful mature garden with lawn, greenhouse and flower beds
- Huge potential for extension (subject to planning permission)
- Detached garage, large workshop and excellent annexe potential

## Offer Procedure

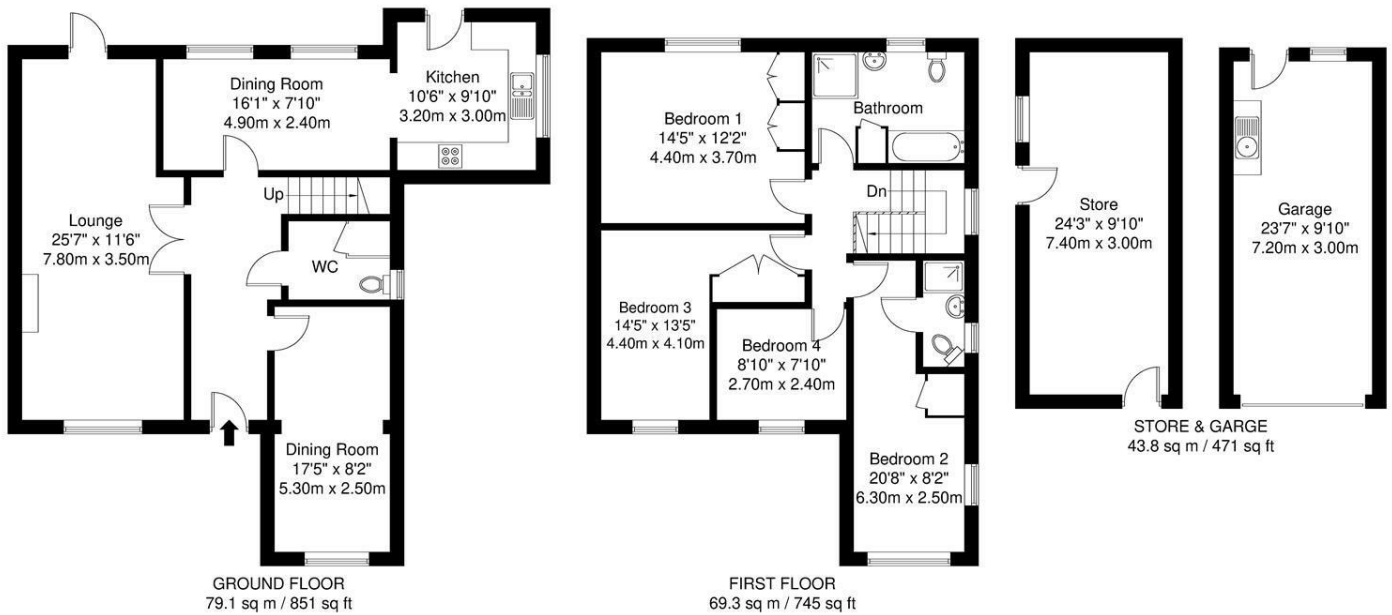


## Directions



# Floor Plan

127 Dringthorpe Road



**APPROXIMATE GROSS INTERNAL AREA = 148.4 sq m / 1596 sq ft**  
**STORE & GARAGE = 43.8 sq m / 471 sq ft**  
**TOTAL = 192.2 sq m / 2067 sq ft**

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate 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 or efficiency can be given.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	