



*WISHART*  
ESTATE AGENTS

5 Middlethorpe Grove  
York  
YO24 1JW

£325,000

- Charming two bedroom property
- Lounge diner with French doors
- Two en-suites
- Modern kitchen
- Large, characterful garden
- Storage sheds
- Parking space
- Sought-after area of York



Tucked away off one of York's most desirable streets, this charming and unique property offers modern accommodation set within a beautiful, large garden. Ideal for a single professional or couple, the property offers a cottage like feel, with the convenience of the city centre and local amenities nearby.

Formally part of a large, detached residence, this single-storey, semi-detached property is situated in the much sought-after residential area of Dringhouses, tucked away and standing in its own beautiful, private gardens. The property is within walking distance of the historic City of York and with excellent transport links to all major road, rail networks and cycle tracks.

The property is approached via a pathway which is wider at the entrance to allow for a small car to be parked. The path continues to the Indian stone, patio frontage, ideal for a breakfast seating area and has a cottage-style, front entrance door.

Stepping into the entrance hall, which offers storage space for coats and shoes, the hallway gives access to all rooms in the property and has built-in shelving and a stylish marble-effect, tiled flooring - ideal for this high-traffic area of the home.

To the right of the front door, bedroom two is a generous double room with a window to the front patio and an abundance of built-in storage

with two double door wardrobes. Benefitting from en-suite facilities, the bathroom comprises; a bath with shower over and glass screen, a low-level W/C and a hand basin. The walls have partial tongue and groove panelling and the floor is tiled in a black and cream pattern.

Continuing down the hallway, the kitchen is fitted with a range of putty-coloured base and wall units with contrasting work surfaces over and an additional dark coloured wall unit further complements the arrangement. A stainless-steel sink with mixer taps sits alongside a window allowing for natural light and oak-effect laminate flooring adds a warm tone to the room. Integrated appliances include an electric

oven and hob with an extractor fan above, a fridge/freezer, washing machine and dishwasher. The Ideal gas fired central heating boiler is also housed within one of the larger units.

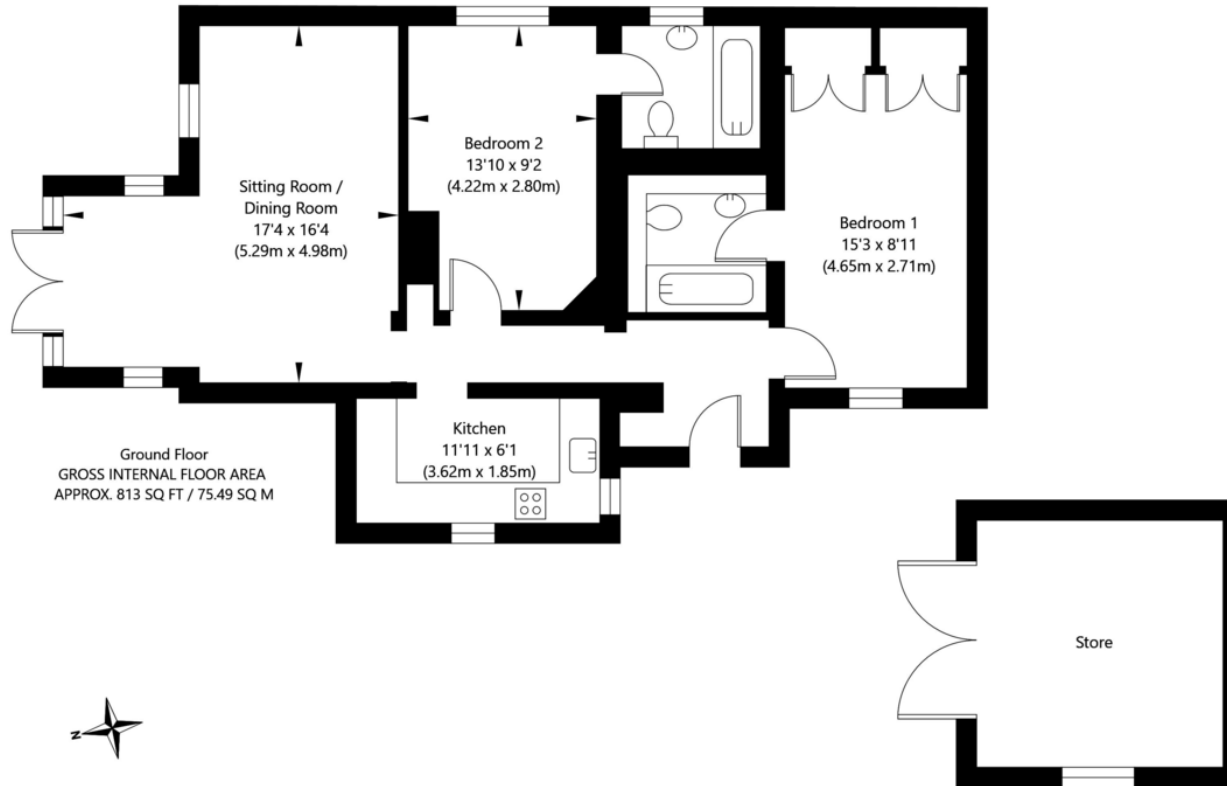
The master bedroom is another generous double bedroom with a large, frosted window allowing for plenty of natural light and an original tiled fireplace as a characterful focal point to the room. The en-suite bathroom is fitted with a white three-piece suite, including a bath with shower over and a glass screen, a low-level WC and a hand basin situated beneath a frosted window. The walls are partially tiled in cream, complementing the cream and black floor tiles

To the rear of the property, the L-shaped lounge diner is a welcoming light and airy space thanks to the French doors to the dining area, which open out onto the beautiful, rear garden. A further window in the lounge area also overlooks the rear aspect. The lounge area is fitted with a pale carpet, perfectly complementing the neutral décor and the dining area is fitted with an oak-effect laminate, which serves as a divide between the two reception areas.

The real wow factor to this home, the characterful rear garden, is separated into sections and has endless potential for the green fingered buyer. From the patio doors, a step leads down to the patio seating area and a

gravel bed. Mostly laid to lawn, this section offers an abundance of well-established planting, hedges, trees and shrubs and a path leading to a brick-built storage shed. This versatile space could lend itself to numerous uses, including a summer house or a home office. A second lawn with a path running through the centre also has mature hedge borders and a further garden shed. The remaining garden has been left to re-wild and would be a wonderful project for the next owner.





Ground Floor  
GROSS INTERNAL FLOOR AREA  
APPROX. 813 SQ FT / 75.49 SQ M

NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
APPROXIMATE GROSS INTERNAL FLOOR AREA 813 SQ FT / 75.49 SQ M - (Excluding Store)  
All Measurements and fixtures including doors and windows are approximate and should be independently verified.  
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**COUNCIL TAX BAND**

C

**TENURE**

Freehold

**LOCAL AUTHORITY**

York City Council

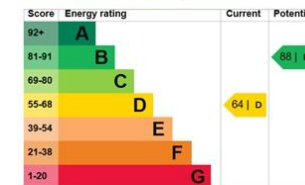
**DIRECTIONS**

Leaving York City Centre, Head south-west on Lendal Bridge/Station Road/A1036 towards Rougier St/B1227. Turn left onto Station Rd/A1036, Continue to follow A1036, turn right onto Blossom St/A1036, continue to follow A1036, onto Tadcaster Road, via The Mount passing Racecourse on your left hand side. Continue past the Fox and Roman public house and a parade of shops to the right. Middlethorpe Grove is the second next turning on the left and number 5 is situated just as you turn in, to the left hand side of the road and easily distinguishable by the Wishart Estate Agents for sale flag.

**Energy efficiency rating for this property**

This property's current energy rating is D. It has the potential to be B.

[See how to improve this property's energy performance.](#)



The graph shows this property's current and potential energy efficiency.

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

As long standing members of both organisations, Wishart Estate Agents proudly comply with the code of practice of the National Association of Estate Agents and The Property Ombudsman. Further information about NAEA & TPO, our code of practice and consumer guides can be found on their websites.

