



1 White House Gardens,
York, North Yorkshire YO24 1DZ

Guide Price £630,000

**BISHOPS**
PERSONAL AGENTS

Bishops Personal Agents bring to the market an exceptional 1930's semi-detached family home, situated in one of the most popular local locations of Dringhouses, just to the South of York. This property enjoys a commanding position on the corner of White House Gardens and offers easy access to the city centre and for commuters, the railway station and out to the A64 for travel further afield. The house is very well presented and has been cherished by the current owner, with lots of charming features with a modern twist. Boasting two living rooms, shuttered windows and a hand made kitchen, opening to the extension, bathed in lots of natural sunlight this property is going to be very popular. The accommodation comprises; A welcoming porch and hallway with tiled flooring, leading to the principal reception rooms. To the front we find the main living room, with bay fronted windows and a feature fireplace. Then to the side we find the bay fronted sitting room, also with a feature fire place, opening into the extension. This sociable space is flooded with natural light via skylights and dual French doors out into the garden. The fabulous kitchen is fitted with a full range of hand made units, integral appliances and a central island, complemented by granite work surfaces and Belfast sink. A useful utility provides space for a washing machine and tumble dryer, plus a separate cloakroom can also be found to complete the ground floor. To the first floor, we find a spacious landing with a feature window to the front. From the landing we find three bedrooms, two with bay windows and feature tiled fireplaces and a family bathroom. Externally to the front, the garden is mainly laid to lawn with fenced boundaries and a path leading to the house, there is also ample off-street parking leading to the store. To the rear we find hedged gardens, with a decked area and a pergola, perfect for simply relaxing on summer evenings and outside entertaining. To further compliment the garden we find a summer house and further paved area at the end of the garden. An early internal inspection is highly recommended to fully appreciate this superb home, in this highly desirable Tadcaster Road location.

Located on the sought after south side of York. Tadcaster Road has access to many local amenities including supermarkets, shops, schools, bars, restaurants and sports facilities. The property stands within this prime residential location, offering excellent access to the City conveniently located for Tesco's superstore and Askham Bar Park and Ride are within easy reach as is the A64 by pass, which gives access to the major local road networks. The historic city of York is a hive of activity with an abundance of shopping facilities, York racecourse and 2 theatres, leisure amenities from the splendour of the York Minster to the vibrant night life of the City Centre and restaurants. York's mainline railway station offers regular services to major cities including Manchester, Edinburgh and London with some journeys taking less than 2 hours to Kings Cross.



Entrance Hall

Front entrance door to the hallway, tiled flooring, understairs storage and radiator*. Stairs leading to the first floor. Doors leading to...

Living Room

15' 1" x 13' 1" (4.59m x 3.98m) Into bay Double glazed bay windows to front aspect and window to side with shutters, feature fireplace with retro gas fire*, ceiling coving, alcove shelving, cupboards and radiator*.

Kitchen/Breakfast Room

15' 6" x 10' 2" (4.72m x 3.10m) Fabulous kitchen with a range of handmade wall and base units with matching granite work surface over, incorporating double Belfast sink with mixer taps, integral appliances include a range cooker with 6 x gas hobs*, extractor fan over*, electric oven*, dishwasher*, fridge*, freezer*, central island and down lighting. Opening to...

Dining area

20' 8" x 8' 3" (6.29m x 2.51m) Double glazed French doors and sky lights to the rear garden, window to side aspect, ample space for a table and chairs, down lighting and radiator*. Opening to...

Sitting Room

13' 0" x 12' 10" (3.96m x 3.91m) Into bay Double glazed bay windows to side aspect and window to front with shutters, feature fireplace with Modern style surround, inset gas fire*, alcove cupboards and shelving, tv point* and radiator*. Opening to...

Utility room

6' 4" x 5' 0" (1.93m x 1.52m) Wall units, plumbing for a washer machine and dryer and space for an upright fridge/freezer.

Cloakroom

4' 3" x 2' 9" (1.29m x 0.84m) Double glazed window to rear aspect. Low flush wc, pedestal wash hand basin and radiator*.

First Floor Landing

Double glazed window to front aspect with shutters. Doors leading to....

Bedroom 1

15' 1" x 13' 0" (4.59m x 3.96m) Into bay Double glazed bay windows to the front aspect with shutters and windows to side aspect, feature tiled fireplace, picture rail, built in wardrobes and radiator*.

Bedroom 2

13' 0" x 12' 9" (3.96m x 3.88m) Into bay Double glazed bay windows to the side aspect and windows to front aspect with shutters, feature tiled fireplace, picture rail and radiator*.

Bedroom 3

9' 6" x 6' 11" (2.89m x 2.11m) Double glazed bay windows to the rear aspect and radiator*.



Bathroom

8' 6" x 4' 6" (2.59m x 1.37m)

Double glazed opaque windows to the rear aspect, bath with mixer taps and shower head attachment, cubical with mains shower over*, bowl sink with mixer taps, airing cupboard with wall mounted boiler*, down lighting and heated rail*.

Outside

To the front of the property, we find fenced gardens laid to lawn with trees and shrub borders, plus a path leading to the house. There is driveway providing to the side with ample off street parking leading to the store. To the rear, we find a pretty laid to lawn hedged garden. In addition, there is a raised decking area with a pergola, perfect for relaxing on summer evenings and outside entertaining. Also we find a summer house and a corner paved sitting area at the end of the garden.

Agents Note

EPC RATING C, COUNCIL TAX BAND D.

Broadband supplier: BT.

Broadband speed: Standard Speed.

Water supplier: Yorkshire Water.

Gas supplier: So Energy.

Electricity supplier: So Energy.





Energy performance certificate (EPC)

1 White House Gardens YORK YO24 1DZ	Energy rating C	Valid until: 9 April 2034
		Certificate number: 0015-3036-9204-3554-8204

Property type	Semi-detached house
Total floor area	129 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the requirements and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy rating and score

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

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

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

Breakdown of property's energy performance

<https://find-energy-certificate.service.gov.uk/energy-certificate/0015-3036-9204-3554-8204>

Bishops Personal Agents

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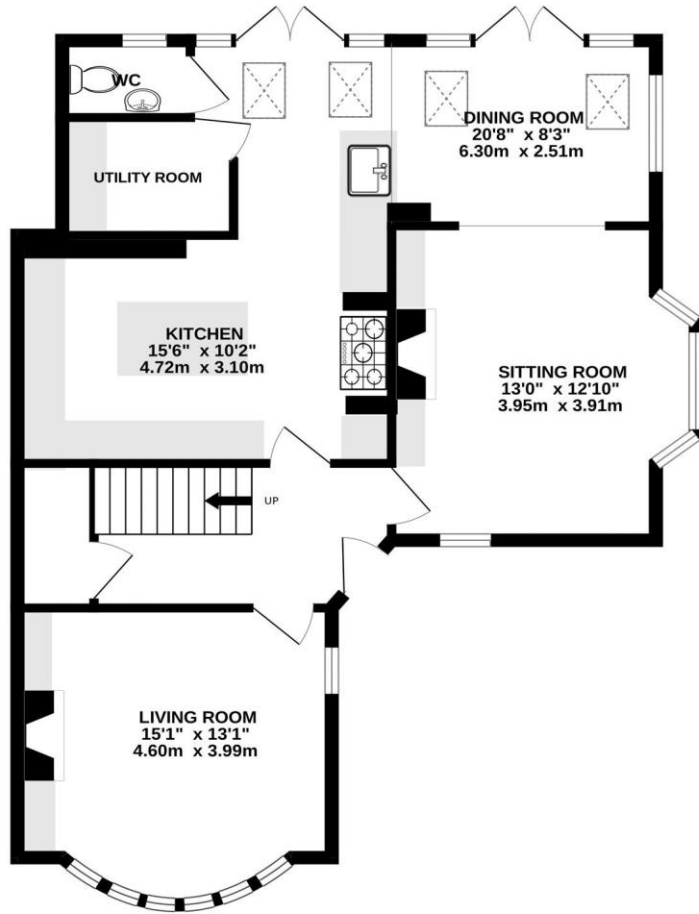
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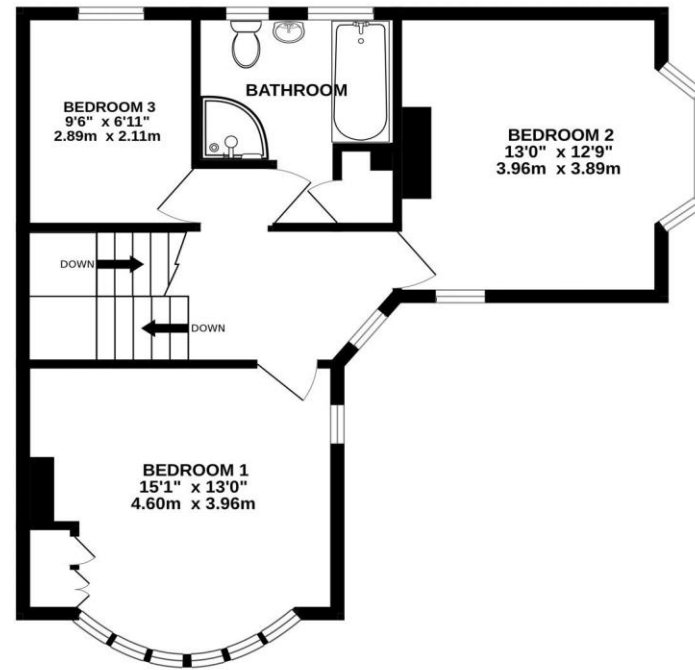
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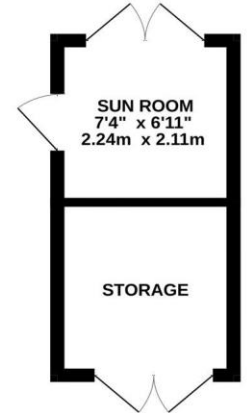
GROUND FLOOR
800 sq.ft. (74.3 sq.m.) approx.



1ST FLOOR
577 sq.ft. (53.6 sq.m.) approx.



GARAGE
110 sq.ft. (10.2 sq.m.) approx.



TOTAL FLOOR AREA : 1486 sq.ft. (138.1 sq.m.) approx.

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.
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