



Chaloners Road, Dringhouses, York

£315,000

Stephensons
estate agents & chartered surveyors

stephensons4property.co.uk

S

Chaloners Road,
York YO24 2TA

Est. 1871

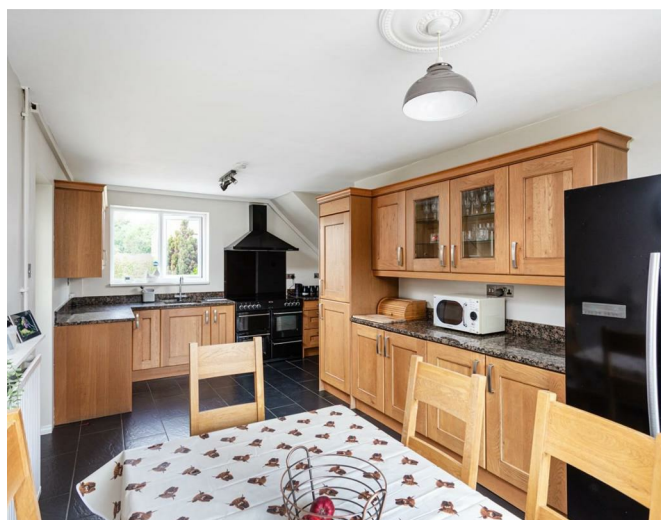
£315,000

A much-loved three-bedroom semi-detached home, occupying an exceptionally generous plot within the highly sought-after suburb of Dringhouses.

Offering gardens of a size rarely found for homes of this style, the property provides tremendous scope for extension or further enhancement, subject to the necessary planning consents. Enjoying an enviable position, ideally situated, the property is within easy reach of an excellent range of local amenities, highly regarded schools, York city centre and the A64, providing convenient links to Leeds and the wider motorway network.

Upon entering, a bright and welcoming entrance hall immediately sets the tone for this immaculately maintained home, with a staircase rising to the first-floor accommodation. Positioned to enjoy a dual aspect is a well-appointed kitchen, flooded with natural light and fitted with an extensive range of wall and base units, along with an ideal dining area. From the kitchen a door provides direct access into an inner passageway, before leading to the adjoining garage and opening onto the driveway. The garage is currently designed as a workshop however would be ideal for those looking for additional living space or subject to regulations.

Located at the rear of the property, the spacious sitting room



Tenure: Freehold
Broadband Coverage: Up to 5500* Mbps download speed
EPC Rating: TBC
Council Tax: B - City of York
Current Planning Permission: No current planning permissions.

Imagery Disclaimer: Some photographs and videos within these sales particulars may have been digitally enhanced or edited for marketing purposes. They are intended to provide a general representation of the property and should not be relied upon as an exact depiction.



enjoys views across the large rear gardens and creates a warm and inviting living space.

To the first floor are three well proportioned bedrooms with the accommodation completed by a modern bathroom.

One of the property's most outstanding features is its exceptional plot. To the front, a good sized gravelled driveway providing ample off-street parking for numerous cars and access to the adjoining garage, with uPVC door. The impressive rear garden is considerably larger than typically associated with properties of this nature, offering an extensive lawn areas with established planting and patio seating area. This exceptional outdoor environment offers endless opportunities for families, keen gardeners or those wishing to further extend the property in the future, subject to the necessary planning permissions.

Dringhouses is one of York's most sought-after residential suburbs, offering an excellent balance of convenience and lifestyle. The area is well served by a wide range of everyday amenities, including independent shops, supermarkets, cafés, restaurants and popular public houses, together with highly regarded primary and secondary schools. Residents also benefit from excellent transport links into York city centre, easy access to the A64 and wider motorway network, and nearby leisure facilities including golf courses, sports clubs and scenic walks through the Knavesmire and along the River Ouse, making Dringhouses an exceptional location for families and professionals alike.

Partners:

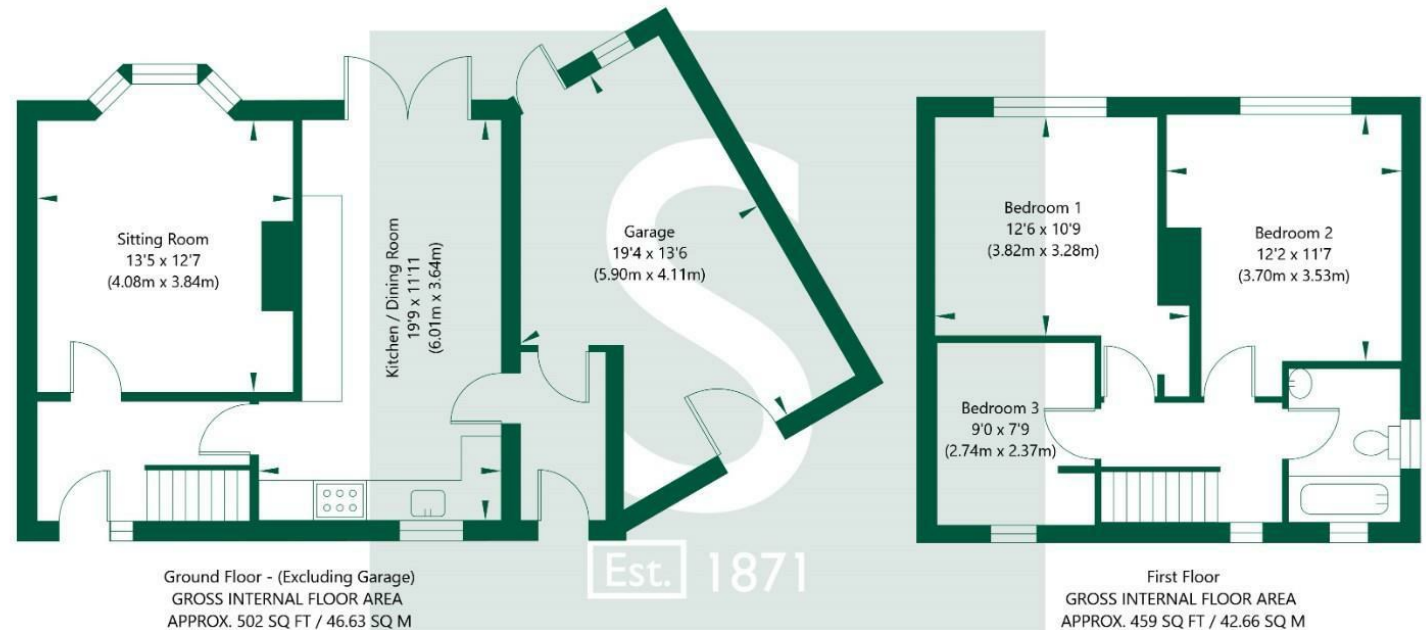
J F Stephenson MA (Cantab) FRICS FAAV
 I E Reynolds BSc (Est Man) FRICS
 R E F Stephenson BSc (Est Man) MRICS FAAV
 N J C Kay BA (Hons) pg. dip MRICS
 O J Newby FNAEA
 J E Reynolds BA (Hons) MRICS
 R L Cordingley BSc FRICS FAAV
 J C Drewniak BA (Hons)
 E G Newby MRICS
 T Brooks MNAEA

Associate Partners:

N Lawrence
 I Jarvis MNAEA

York: 01904 625533
 Boroughbridge: 01423 324324
 Easingwold: 01347 821145
 Selby: 01757 706707
 Haxby: 01904 809900

Chaloners Road, York, YO24 2TA



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 961 SQ FT / 89.29 SQ M - (Excluding Garage)
 All measurements and fixtures including doors and windows are approximate and should be independently verified.
www.exposurepropertymarketing.com © 2026

