



Kensington Court Dringhouses, York YO24 1LJ

£500,000



Situated in a highly sought-after residential area backing directly onto open playing fields, this superb townhouse offers beautifully presented accommodation finished to a high standard throughout. Ideally positioned within easy reach of the Knavesmire and Hob Moor, and benefiting from regular bus connections to the city centre and the nearby train station, the property combines a peaceful setting with excellent convenience.

Internally, the home is immaculately maintained. An inviting entrance hall with solid oak flooring sets the tone, leading through to a spacious living room at the rear of the property. Flooded with natural light and enjoying lovely views over the landscaped garden and beyond to mature trees, this is a wonderfully relaxing space. To the rear, a useful lobby provides access to the garden and integral garage, along with a stylish ground floor cloakroom.

The dining kitchen is fitted with high-quality Intoto units complemented by granite worktops and a range of integrated NEFF appliances.

To the first floor are three well-proportioned bedrooms, all finished with the same attention to detail. The principal bedroom enjoys open views to the rear and benefits from a modern en-suite shower room fitted with a contemporary Villeroy & Boch suite. The remaining bedrooms are served by a beautifully appointed house bathroom, also recently upgraded with a matching Villeroy & Boch suite.

Externally, the property continues to impress. To the front, a block paved driveway provides off-street parking and access to the garage. The rear garden has been landscaped with a patio area, feature lighting and power points. Backing onto open fields, it offers a rare sense of space and privacy. The home further benefits from a garage with electric roller door, power and lighting, along with a security system.

A superb opportunity to acquire a turnkey home in one of York's most popular locations, offering both lifestyle appeal and everyday practicality.





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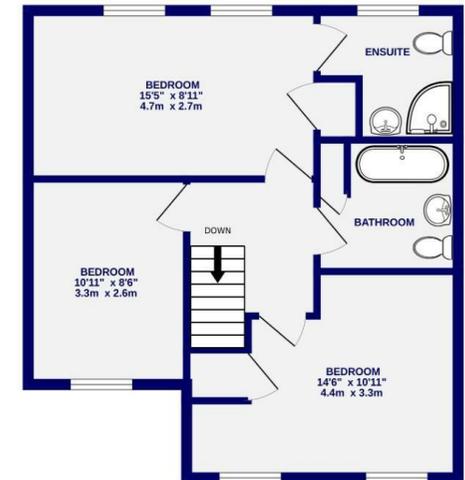
Freehold
Council Tax Band - E

- Modern Townhouse
- Three Bedrooms
- Bathroom, Ensuite & Ground Floor W.C
- Popular Residential Area
- Driveway & Garage
- High Quality Throughout
- No Onward Chain
- EPC C

GROUND FLOOR
528 sq.ft. (49.0 sq.m.) approx.



1ST FLOOR
529 sq.ft. (49.1 sq.m.) approx.



TOTAL FLOOR AREA: 1056 sq.ft. (98.1 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of rooms and any other items are approximate. If included in the plan the garage/stores will form part of the overall floor area 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.
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