



Principal Rise Dringhouses, York YO24 1UF

Freehold
Council Tax Band - E

- Modern Townhouse
- Four Double Bedrooms
- Three Bathrooms
- Two Reception Spaces
- Driveway & Garage
- West Facing Garden
- Immaculate Presentation
- EPC C

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£490,000

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Located in the popular residential area of Dringhouses, to the south of York, is this immaculately presented four-bedroom townhouse offering spacious and versatile accommodation arranged over four floors. Well suited to a range of buyers, the property would make a wonderful family home thanks to its close proximity to a variety of local amenities, well-regarded schools and York College. Presented in excellent condition throughout, this property is ready to move into.

Internally, the property opens into a generous entrance hall providing access to a rear-facing lounge, featuring expansive windows and French doors opening out onto the landscaped garden. The ground floor also benefits from a useful utility area, additional storage cupboard and internal access to the integral garage. To the first floor is the principal living room, enjoying French doors leading out onto a private balcony, alongside a stunning kitchen diner positioned to the rear. The kitchen is fitted with stylish wall and base units, a functional breakfast bar, granite worktops and complementary splashbacks, with Juliet balcony doors allowing in plenty of natural light. Completing this level is a deep storage cupboard and a convenient WC.

The second floor hosts two well-proportioned double bedrooms, one of which benefits from Juliet balcony doors, built-in storage and a modern three-piece en-suite, while the other is served by the contemporary three-piece family bathroom. The third floor provides two further double bedrooms, with the larger room enjoying its own three-piece en-suite and the second offering extensive built-in storage.

Externally, the property offers ample driveway parking to the front leading to a generous integral garage. To the rear is a beautifully landscaped west-facing garden featuring patio seating areas, a raised lawn with planted borders and fenced boundaries, creating an ideal space for both relaxing and entertaining.

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