



Principal Rise

Dringhouses, York

YO24 1UF

£490,000



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.

Council Tax Band E

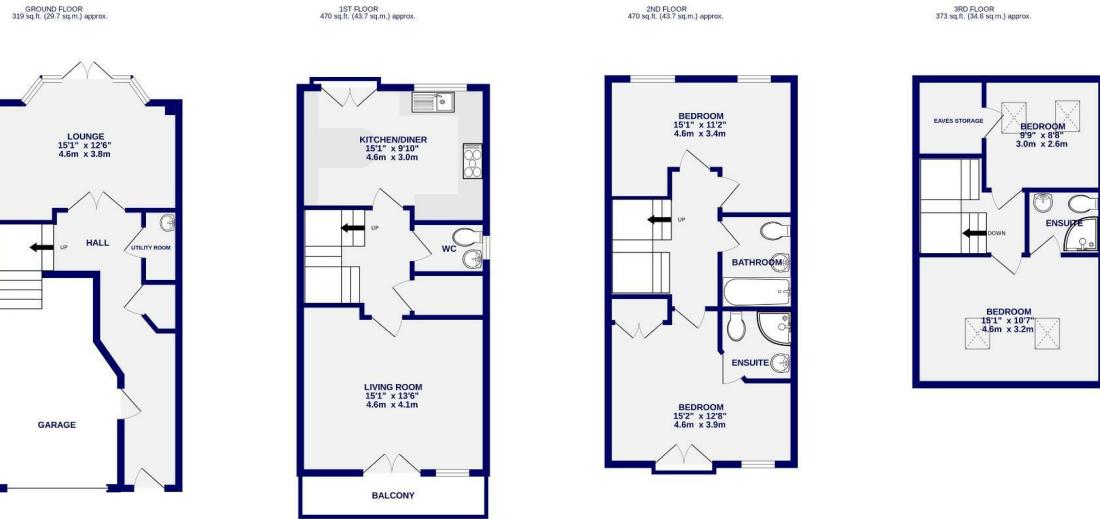




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Freehold
Council Tax Band - E

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



TOTAL FLOOR AREA: 1632 sq.ft. (151.6 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/store 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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