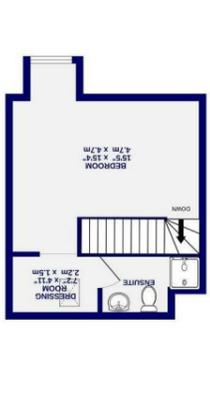
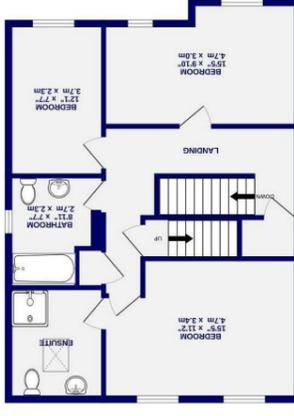


These particulars have been prepared as accurately and as reliably as possible, but should not be relied upon as 'statement of fact'. If there is any point which is of particular importance to you, please contact the office and we would be pleased to check the information. We have not tested any services, appliances, equipment or facilities and nothing in these particulars should be deemed to be a statement that they are in good working order, or that the property is in good structural condition or otherwise. Any areas, measurements, floor plans or distances referred to are given as a guide only and are not precise. Purchasers must satisfy themselves by inspection or by otherwise regarding the items mentioned above and as to the correctness of each of the statements contained in these particulars. No person in the employment of Ashtons has any authority to make or give any representation or warranty whatsoever in relation to this property or these particulars nor enter into any contract relating to the property on behalf of the vendor.

- Detached Executive Family Home
- 4 Bedrooms
- 3 Bathrooms & Cloakroom
- Open Plan Living Area
- Large Mature Private Gardens
- Excellent Condition Throughout
- EPC Rating - C

Freehold  
Council Tax Band - F

# Academy Drive Dringhouses, York YO24 1UJ



TOTAL FLOOR AREA - 1670 sq ft (155.2 sq m) approx.  
While every attempt has been made to ensure the accuracy of the floorplan, measurements of rooms and any other areas are approximate. It should be noted that the floorplan is not drawn to scale. The plan is for illustrative purposes only and should be used as a guide only. Prospective purchasers should satisfy themselves by inspection or by otherwise regarding the items mentioned above and as to the correctness of each of the statements contained in these particulars. No person in the employment of Ashtons has any authority to make or give any representation or warranty whatsoever in relation to this property or these particulars nor enter into any contract relating to the property on behalf of the vendor.

Academy Drive  
Dringhouses, York  
YO24 1UJ

Offers Over £600,000

 4  3

Situated on one of the best plots on this sought after development, we are pleased to offer this large four bedroom detached family house, with contemporary style open plan living accommodation over three floors.

The property is presented in show house condition and benefits from not only the aforementioned open plan living area on the ground floor but also the 4 bedrooms over two floors.

The Master suite has both a dressing area and ensuite shower room and the property benefits from an additional ensuite to the second bedroom/ guest suite.

The well proportioned and impeccably presented accommodation is complimented by the fantastic garden to the rear, which neighbours the maintained nature area and gives a high degree of privacy so seldom found on modern homes.

Undoubtedly one of the best examples of its type on the market.

Council Tax - F

