



49 Principal Rise Dringhouses
York, YO24 1UF

Offers Over £415,000

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A superb 3 storey 4 bed townhouse located in this popular residential area just off Tadcaster Road and convenient for York city centre and the A64 with frequent bus links and close by popular schools and amenities. This well cared for family sized home is sure to appeal to a range of buyers having been maintained to a very good standard throughout. Arranged over 3 floors the bright and spacious living accommodation comprises; entrance hallway, study/bedroom 4 with bi-folding doors, 3 piece shower room, utility, first floor landing, 16ft lounge/dining room, breakfast kitchen with 'Juliet' balcony, WC/cloaks, second floor landing, master bedroom with fitted wardrobes and shower en-suite, two further double bedrooms and three piece house bathroom. To the outside is a paved driveway providing off street parking for at least two vehicles and the potential for electric car charging, leading to an integral garage with up and over door (19ft x 9ft 3). To the rear is a low maintenance landscaped garden with patio, lawn, timber fence boundary and gate to shared alleyway. An accompanied viewing is highly recommended.



Entrance Hallway

Composite entrance door, double glazed window to front, double panelled radiator, tiled flooring, power points, recessed spotlights, carpeted stairs to first floor

Study/Bedroom 4

Bi-fold doors to garden, double panelled radiator, carpeted flooring, power points

Shower Room

Walk-in shower enclosure, wash hand basin, low level WC, recessed spotlights, extractor fan, tiled flooring, towel radiator

Utility Room

Fitted wall and base units with countertop, space and plumbing for appliances, double panelled radiator, tiled flooring, power points, glazed panelled door to garden, extractor fan, recessed spotlights

First Floor Landing

Carpeted flooring, double panelled radiator, stairs to second floor, airing cupboard





Lounge/Dining Room

Two uPVC double glazed windows to front, two double panelled radiators, electric fire with surround, carpeted flooring, TV and power points

Breakfast Kitchen

uPVC double glazed window to rear, French doors with 'Juliet' balcony, fitted wall and base units with countertop, one and half stainless steel sink and draining board with mixer tap, eye level double oven, 5 ring gas hob, integrated dishwasher, fridge/freezer, tiled flooring, double panelled radiator, power points

WC/Cloaks

Low level WC, wash hand basin, tiled flooring, towel radiator, recessed spotlights, extractor fan

Second Floor Landing

Loft access, carpeted flooring, double panelled radiator, recessed spotlights, power points

Master Bedroom

uPVC window to front, fitted wardrobes, double panelled radiator, carpeted flooring, power points

En-Suite

Opaque window to front, tiled shower enclosure, wash hand basin, low level WC, tiled flooring, towel radiator, recessed spotlights, extractor fan

Bedroom 2

uPVC window to rear, fitted wardrobes, double panelled radiator, carpeted flooring, power points

Bedroom 3

uPVC window to rear, double panelled radiator, carpeted flooring, power points

Bathroom

Panelled bath with mixer shower head over, low level WC, wash hand basin, towel radiator, part tiled walls, tiled flooring, recessed spotlights, extractor fan

Integral Garage

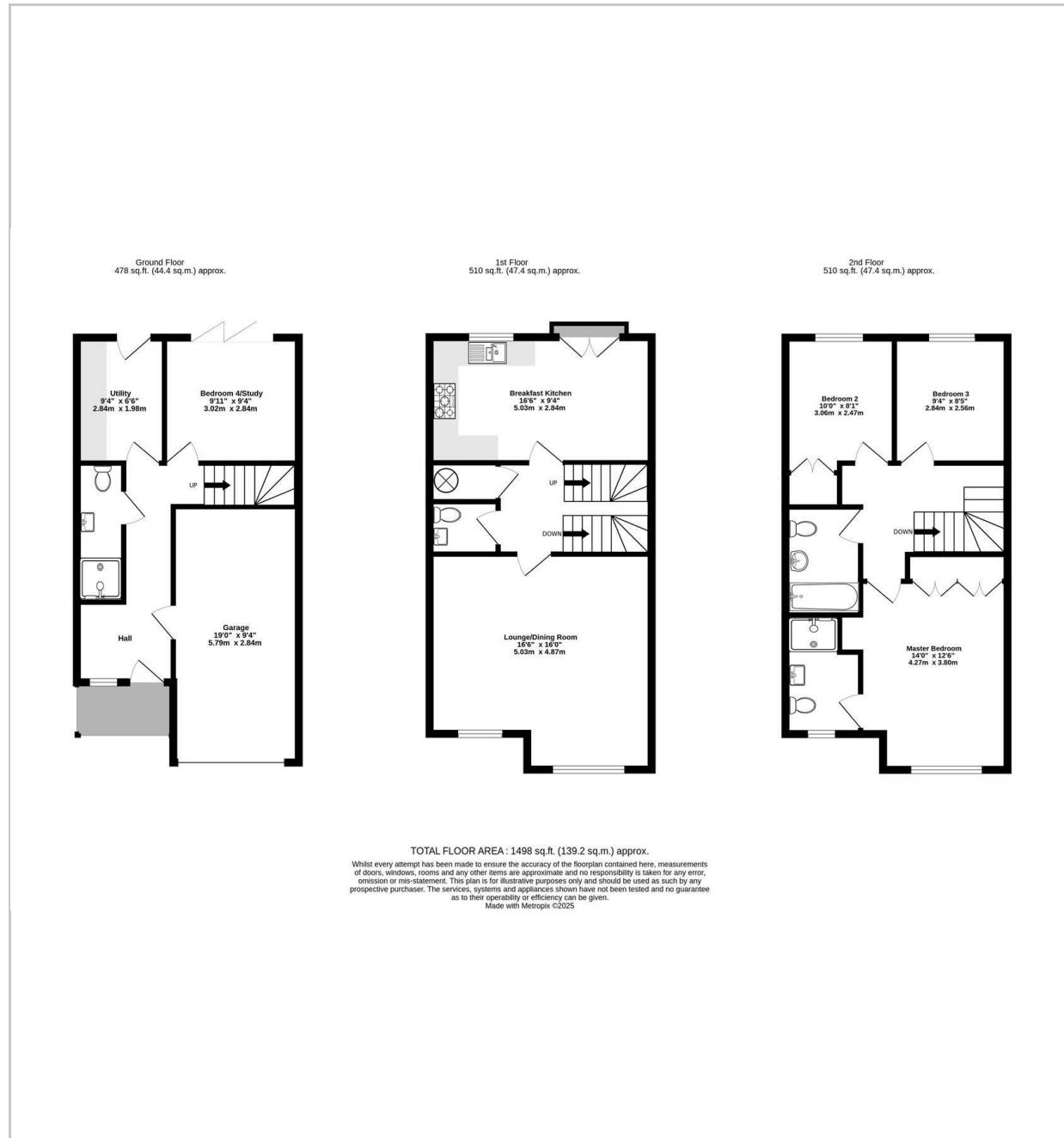
19ft x 9ft 3 - Up and over door with power and lighting, door to Hallway

Outside

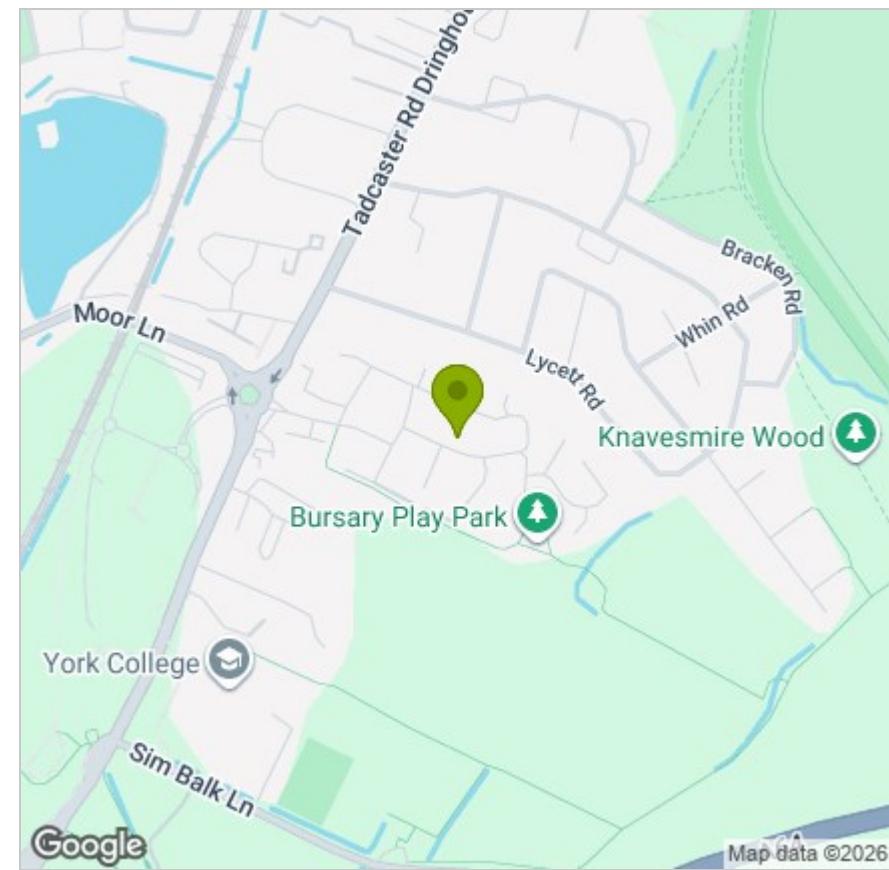
Front paved driveway, rear lawned garden with patio area, borders, timber fence boundary, outside tap, gate to alleyway



FLOOR PLAN



LOCATION



EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C	76	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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