



48 Principal Rise Dringhouses

York, YO24 1UF

Offers Over £440,000

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**NO ONWARD CHAIN!** A quality five bedroom end of terrace townhouse located in this executive development within York's ring road. Churchills Estate Agents are delighted to offer For Sale this substantial property with bright and spacious living areas and conveniently placed for York city centre, popular schools, shops and amenities. The stylish internal living accommodation comprises entrance hallway, WC/cloaks, 15ft garden room, first floor landing, large open plan lounge and separate dining kitchen, second floor landing, master bedroom with en-suite and fitted wardrobes, house bathroom, two further bedrooms and a third floor with double bedroom with en-suite plus bedroom five/study. To the outside is a driveway providing off street parking with the potential for electric car charging and leading to an integral single garage, side access to a rear south facing garden with timber decking area and lawn with mature trees and borders. An accompanied viewing is highly recommended.

### **Entrance Hallway**

Composite entrance door, two double panelled radiators, tiled flooring, power points, telephone socket, storage cupboard, carpeted stairs to first floor

### **WC/Cloaks**

Opaque window to side, low level WC, pedestal wash hand basin, tiled flooring, part tiled walls, single panelled radiator, recessed spotlights, extractor fan

### **Garden Room**

uPVC double glazed French doors and windows to garden, double panelled radiator, power points, carpeted flooring

### **First Floor Landing**

Carpeted staircase opening to:

### **Lounge Area**

French doors onto balcony, uPVC window to front, double panelled radiator, laminate flooring, TV and power points, recessed spotlights

### **Dining Kitchen**

uPVC French doors onto Juliette balcony, uPVC window to rear, fitted wall and base units with countertops, built in fridge/freezer, integrated dishwasher and washing machine, fitted microwave, gas hob and double oven, recessed spotlights, radiator, kickboard with lighting, power points

### **Second Floor Landing**

Carpeted flooring, double panelled radiator, power points, stairs to third floor, doors to:





### Master Bedroom

uPVC double glazed doors to Juliet balcony, uPVC window to front, double panelled radiator, carpeted flooring, wardrobes, power points

### En-Suite

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

### Bathroom

Opaque window to side, panelled bath with electric shower over, low level WC pedestal wash hand basin, tiled flooring, towel radiator, extractor fan, recessed spotlights

### Bedroom 3

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

### Bedroom 4

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

### Third Floor Landing

Carpeted flooring, doors to:

### Bedroom 4

Two velux windows to front, double panelled radiator, fitted wardrobes, carpeted flooring, power points

### En-suite

Window to side, corner shower cubicle with tiled enclosure, low level WC, pedestal wash hand basin, double panelled radiator, tiled flooring, recessed spotlights, extractor fan

### Bedroom 5/Study

Two velux windows to rear, double panelled radiator, eaves storage, carpeted flooring, power points, recessed spotlights

### Outside

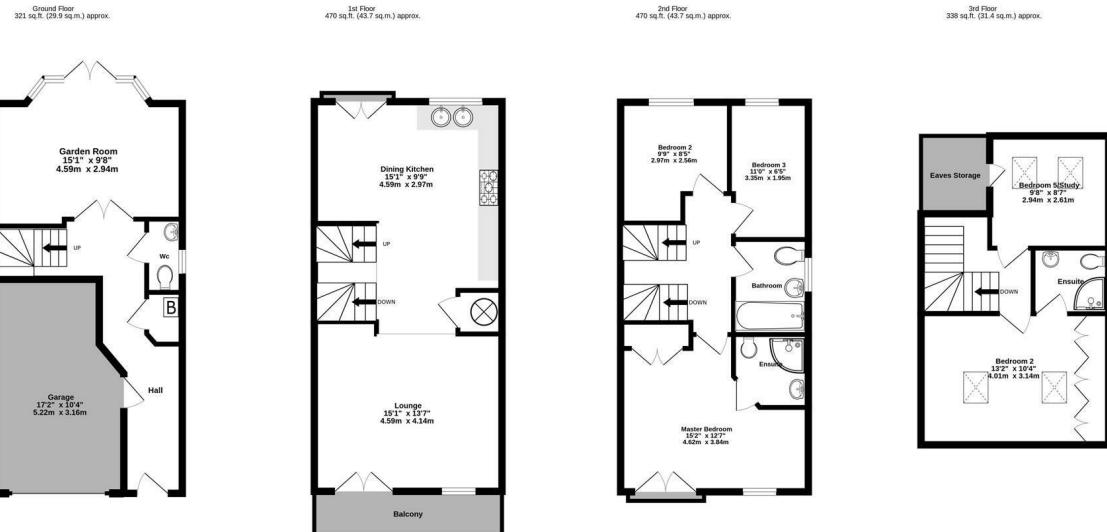
Front tarmac driveway with paved side access, rear decking with lawn, mature trees and shrubbery, outside tap, timber fence boundary

### Integral garage

Up and over garage door, power and lighting

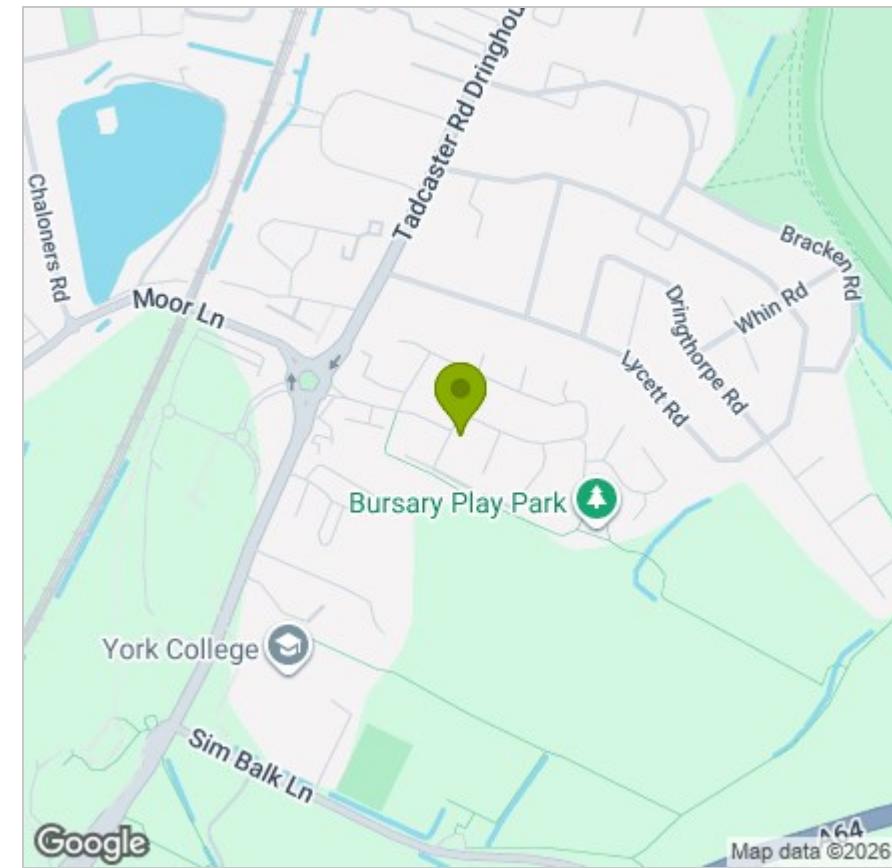


## FLOOR PLAN



**TOTAL FLOOR AREA:** 1599 sq. ft. (148.6 sq. m.) APPROX.  
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate 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 or efficiency can be given.  
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## LOCATION



## EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		
(81-91) B	85	
(69-80) C	76	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC

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