



## Principal Rise, Dringhouses, York, YO24 1UB

- NO ONWARD CHAIN
- WELL PRESENTED
- ALLOCATED PARKING
- ENSUITE
- SOUGHT AFTER DEVELOPMENT

**£200,000**

**HUNTERS®**  
HERE TO GET *you* THERE

# Principal Rise, Dringhouses, York, YO24 1UB

## DESCRIPTION

A well-presented, two bedroom apartment in a popular development just off Tadcaster Road.

The property is accessed via a communal entrance with intercom entry system.

Upon entering the apartment itself you have an entrance hall with useful storage cupboard. there is an open plan living area which features a kitchen comprising a range of base and wall units with space for free standing appliances. the living space provides ample room for a seating area as well as table and chairs, the whole space is filled with natural light from the Juliette balcony.

There are two double bedrooms, the main of which has an ensuite shower room. The main bathroom completes the internal accommodation.

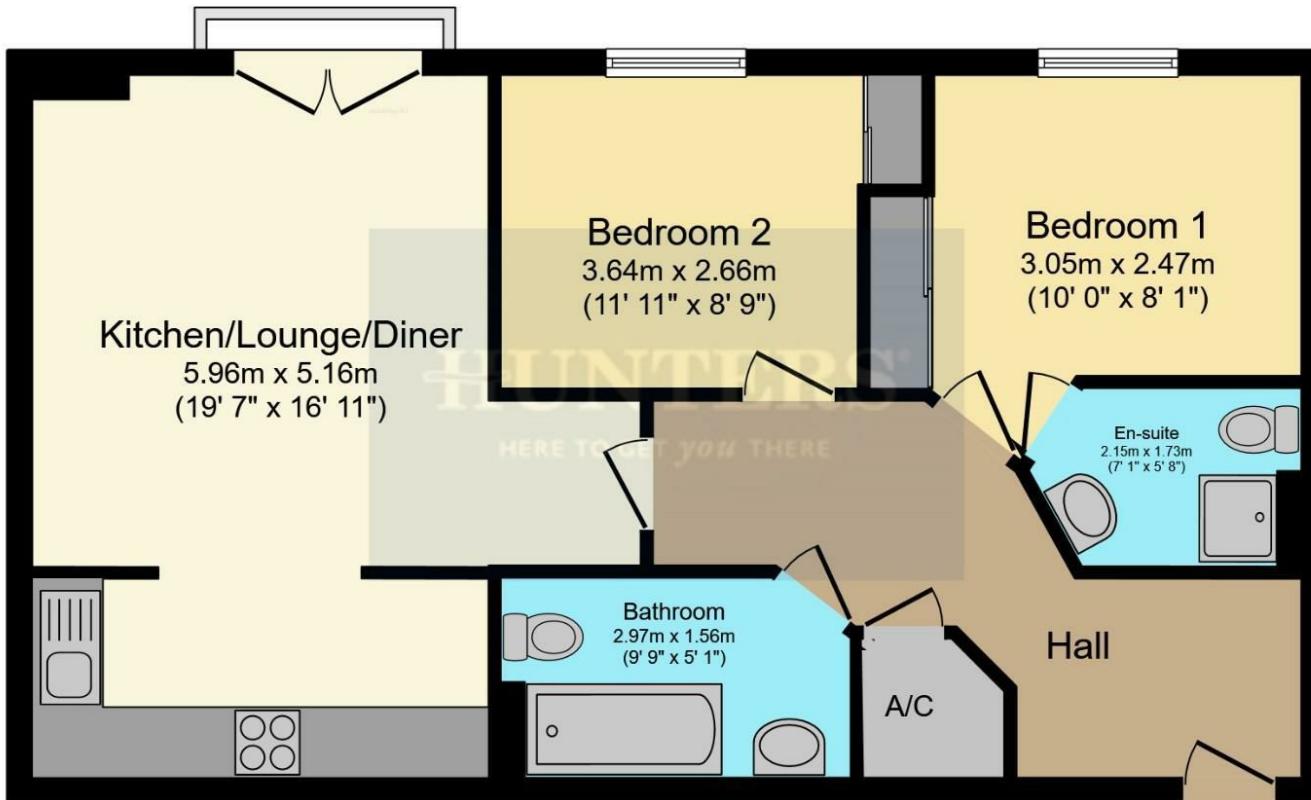
Externally the property has an allocated parking space.

Scholars Court is a popular development to the south of York providing convenient access to the Knavesmire, train station and city centre via a regular bus service, it is also well placed for access to the A64.

Offered for sale with no onward chain, viewing of this property is highly recommended to truly appreciate all it has to offer.







Total floor area 64.1 m<sup>2</sup> (690 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

### Viewings

Please contact [york@hunters.com](mailto:york@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		78
(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

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.