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# College Court, Dringhouses, York, York

£925,000



Set within an exclusive gated development in one of York's most sought-after locations, this beautifully presented four-bedroom period townhouse offers over 2,400 sq ft of elegant, versatile living across three spacious floors.

Once a prominent 19th-century residence and later used as RAF quarters during WWII, Ashfield House retains its rich heritage through award-winning restoration. Ideally located just moments from the Knavesmire and York Racecourse, with excellent amenities, top-rated schools, and superb transport links including the A64 and York railway station, it offers the perfect blend of character and convenience.

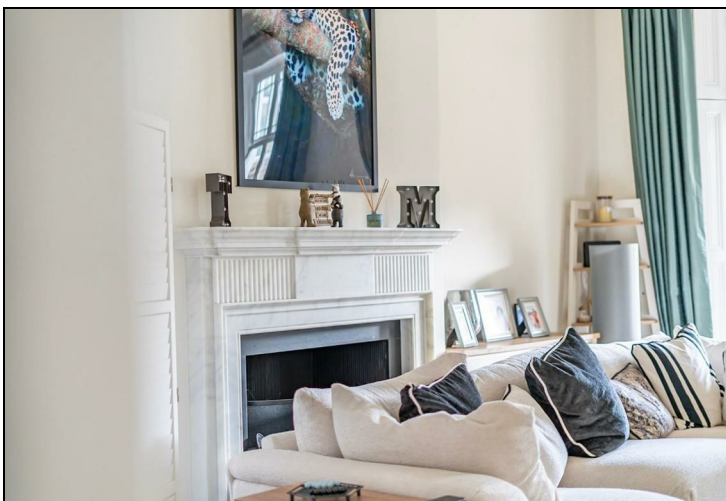
A charming entrance porch leads into a light-filled living room with a striking feature fireplace and glazed patio doors. The inner hallway provides access to a guest W.C. and an impressive staircase rising to the upper floors. At the rear, a stylish kitchen-diner features shaker-style units, a central island with wine storage, a Belfast sink, and space for freestanding appliances including a range-style cooker and American-style fridge freezer. A boot room with access to Tadcaster Road completes the ground floor.

Upstairs, the first floor hosts two generous double bedrooms, including a principal suite with walk-in wardrobe and luxurious four-piece en suite, plus a second en suite bedroom ideal for guests or older children. The top floor offers two further double bedrooms and a beautifully appointed family bathroom.

Outside, the property enjoys a lawned rear garden with private patio, a double garage, and allocated parking—all within a secure, well-maintained gated setting.

## KEY FEATURES

- Gated Development in Sought After Location
  - Beautifully Presented
- Principal Suite with Ensuite and Dressing Room
  - Double Garage and Allocated Parking
  - Over 2400 SqFt of Accommodation
  - Council Tax Band G



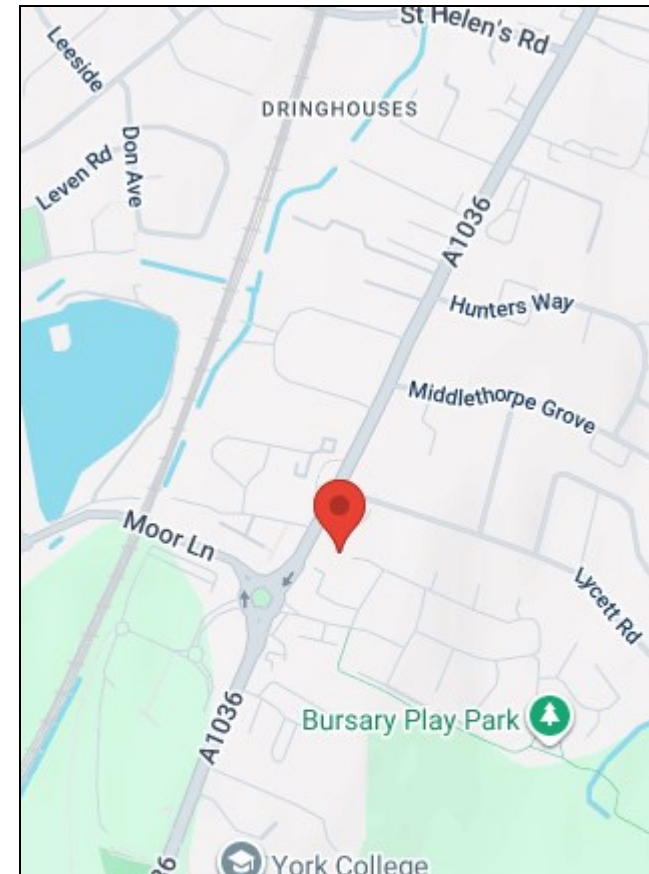
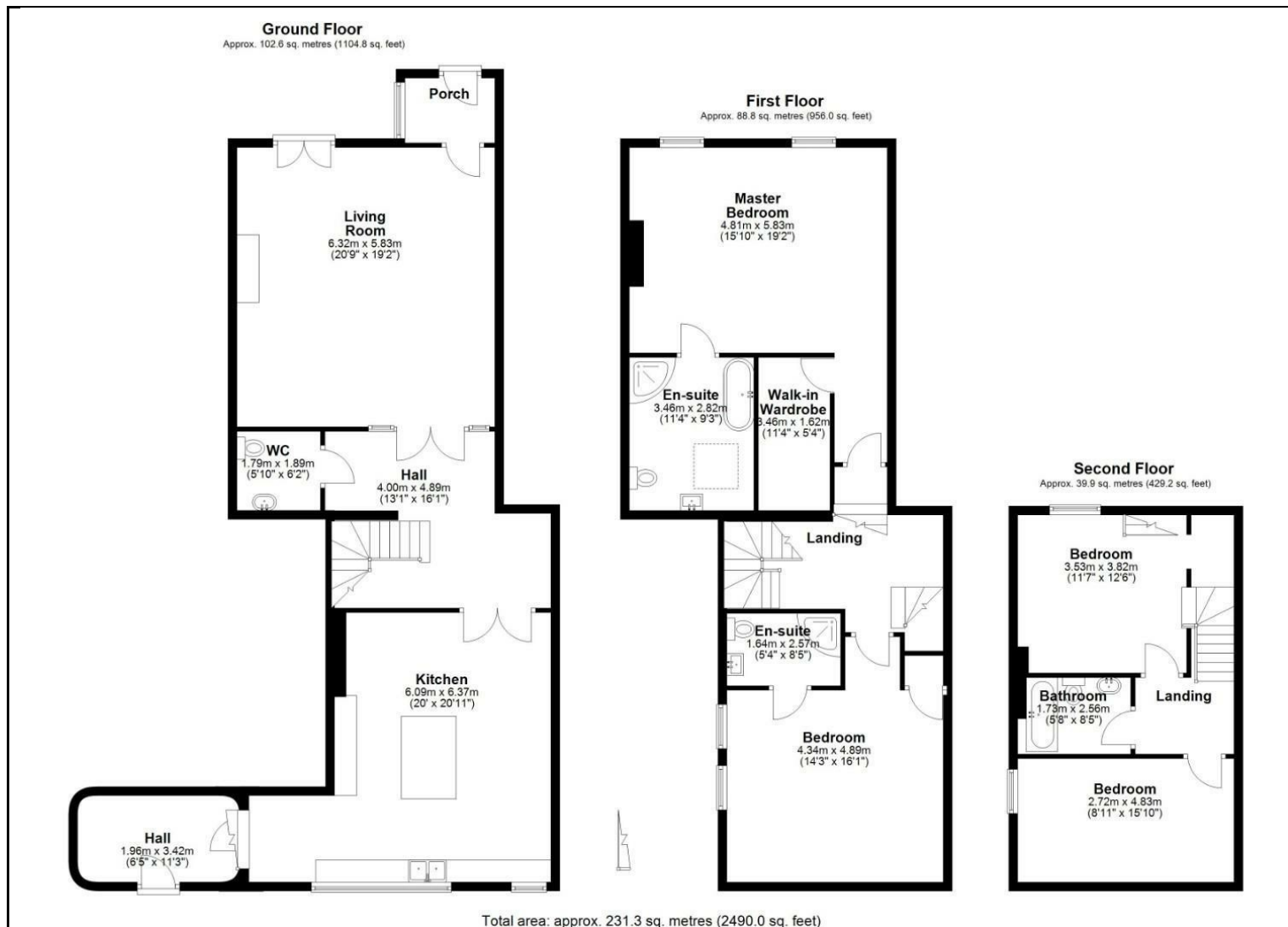












Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>		(92 plus) <b>A</b>	
(81-91) <b>B</b>		(81-91) <b>B</b>	
(69-80) <b>C</b>		(69-80) <b>C</b>	
(55-68) <b>D</b>		(55-68) <b>D</b>	
(39-54) <b>E</b>		(39-54) <b>E</b>	
(21-38) <b>F</b>		(21-38) <b>F</b>	
(1-20) <b>G</b>		(1-20) <b>G</b>	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	
England & Wales		England & Wales	

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