



16 Principal Rise Dringhouses
York, YO24 1UF
Guide Price £460,000

A SUPERB FOUR STOREY 5 BEDROOM MODERN END TOWN HOUSE SET IN THIS SOUGHT AFTER LOCATION JUST OFF TADCASTER ROAD BEING CONVENIENT FOR LOCAL AMENITIES AND EASY ACCESS TO THE A64 AND INTO THE CITY CENTRE. The property provides extremely spacious living accommodation comprising entrance hall, cloaks/w.c, garden room with large bay with French doors to garden, first floor, cloaks/w.c., large living room with balcony, dining kitchen with full range of modern fitted units, second floor with master bedroom with en-suite shower room/w.c and Juliet balcony, 2 further bedrooms and family bathroom/w.c, third floor with 2 further bedrooms one with shower room/w.c. To the outside is a front garden with driveway leading to an integral garage whilst to the rear is a well maintained, landscaped garden. An internal viewing is highly recommended to appreciate this fantastic home.

Entrance

Cloaks/WC

Garden Room

First Floor

Lounge

Balcony

Dining Kitchen

Cloaks/WC

Second Floor

Bedroom 1

En-Suite

Bedroom 3

Bedroom 4

Bathroom





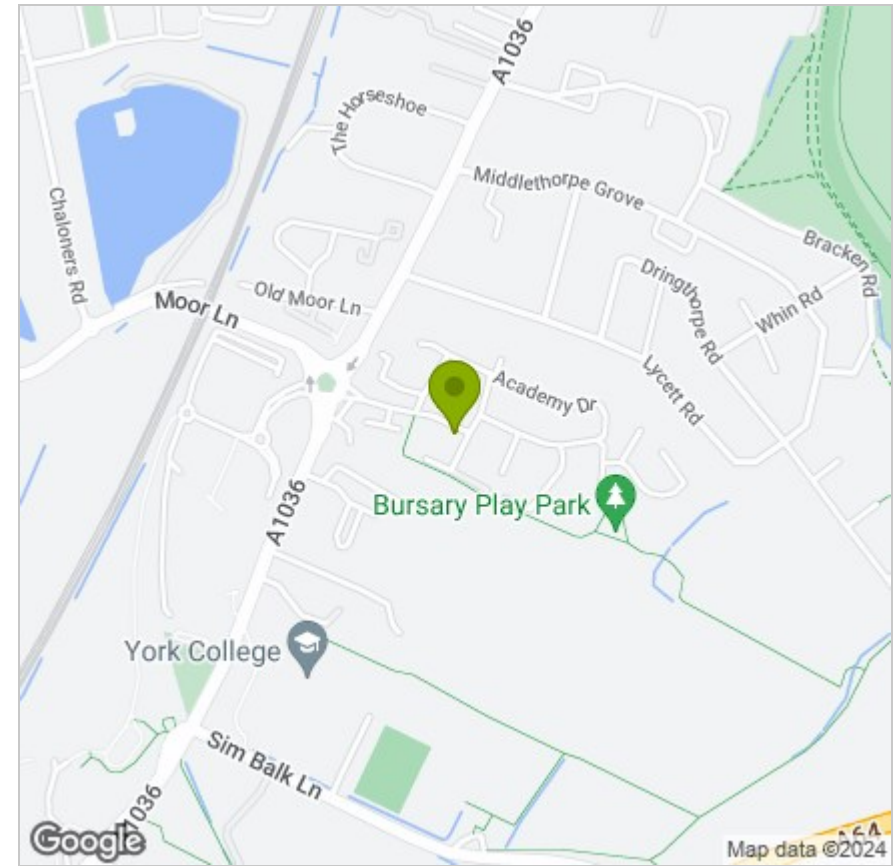
Third Floor
Bedroom 2
En-Suite
Bedroom 5/Study
Outside
Driveway
Integral Garage
Rear Garden



FLOOR PLAN



LOCATION



EPC

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