



92 Principal Rise Dringhouses  
York, YO24 1UF  
£700,000

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QUALITY FIVE BEDROOM DETACHED HOUSE LOCATED ON A QUIET CUL-DE-SAC WITHIN THIS EXECUTIVE DEVELOPMENT - Churchills Estate Agents are offering for sale this substantial home on this well positioned spot on Principal Rise, looking towards woodland and play areas. This family sized home is sure to appeal to a range of buyers having been updated and maintained by the current owners to a very high standard throughout. Located to the south of York, with excellent bus and road links as well as cycle paths to York city centre, nearby River Ouse, nature reserve and open countryside. The property is also convenience by shops, schools and amenities. The bright and spacious living accommodation comprises; Entrance hallway, 18' lounge, WC/cloaks, open-plan dining kitchen, first floor landing, master bedroom with walk-through wardrobe and three piece en suite, two further first floor bedrooms, four piece house bathroom, second floor landing, 17' bedroom, study/bedroom five and three piece shower room. To the outside is a paved driveway providing ample off street parking and the potential for electric car charging. Side paths to a landscaped rear garden with patio, lawn, flower borders and timber storage shed. The integral garage (18'2 x 8'3) is accessed from both entrance hallway and by electric roller door. An accompanied viewing is highly recommended!



### Entrance Hall

Entrance door, double panelled radiator, power points, phone socket, carpet. Stairs to second floor.

### Lounge

18'9 x 11'3 (5.72m x 3.43m)  
UPVC window to front, double panelled radiator, gas fire with surround, power points, television point, carpet.

### Kitchen

12 x 11'10 (3.66m x 3.61m)  
UPVC window to rear, fitted wall & base units with countertop, 1.5 stainless steel sink and draining board, built in electric double oven & 5 ring gas hob, washing machine and dishwasher. Tiled flooring, power points, recessed spotlights, extractor.



### Dining Area

12'7 x 12'4 (3.84m x 3.76m)  
Three velux windows, UPVC french doors, tiled flooring, double panelled radiator, power points.



### WC/Cloaks

Opaque window to side, low-level WC, wash hand basin, double panelled radiator, vinyl flooring, extractor.







### First Floor Landing

Opaque window to side, double panelled radiator, power points, carpets. Cupboard housing hot water cylinder.

### Master Bedroom & Dressing Room

16' x 12'2 (4.88m x 3.71m)

Three UPVC windows to front, double panelled radiators, fitted wardrobes, power points, carpet.

### En Suite

8'8 x 4'7 (2.64m x 1.40m)

Opaque window to front, mains shower cubicle, low-level WC, pedestal wash hand basin, towel radiator, part tiled walls, vinyl flooring, extractor.

### Bedroom 2

11'6 x 10'3 (3.51m x 3.12m)

UPVC window to rear, double panelled radiator, power points, carpets.

### Bedroom 3

12'7 x 8'2 (3.84m x 2.49m)

UPVC window to rear, double panelled radiator, power points.

### House Bathroom

9'5 x 8'7 (2.87m x 2.62m)

Opaque window to side, panelled bath, mains shower cubicle, low-level WC, pedestal wash hand basin, double panelled radiator, towel radiator, part tiled walls, vinyl flooring, extractor.

### Second Floor Landing

Window to side, velux to front, fitted bookshelving, carpet.

### Bedroom 4

17'6 x 10'9 (5.33m x 3.28m)

Velux windows to front and rear, fitted wardrobes, column radiator, power points, carpets. Loft access.

### Bedroom 5/Study

14'4 x 7'4 (4.37m x 2.24m)

Two velux windows to rear, double panelled radiator, fitted book shelving, power points, carpets.

### Shower Room

8 x 5'6 (2.44m x 1.68m)

Corner shower cubicle, low-level WC, pedestal wash hand basin, velux, double panelled radiator, vinyl flooring, recessed spotlights, extractor.

### Outside

Front paved driveway with gravelled area, gates to side pathway. Rear landscaped garden with patio, lawn flower borders & timber shed.

### Integral Garage

Roller door, wall mounted gas boiler, door to hallway power points.

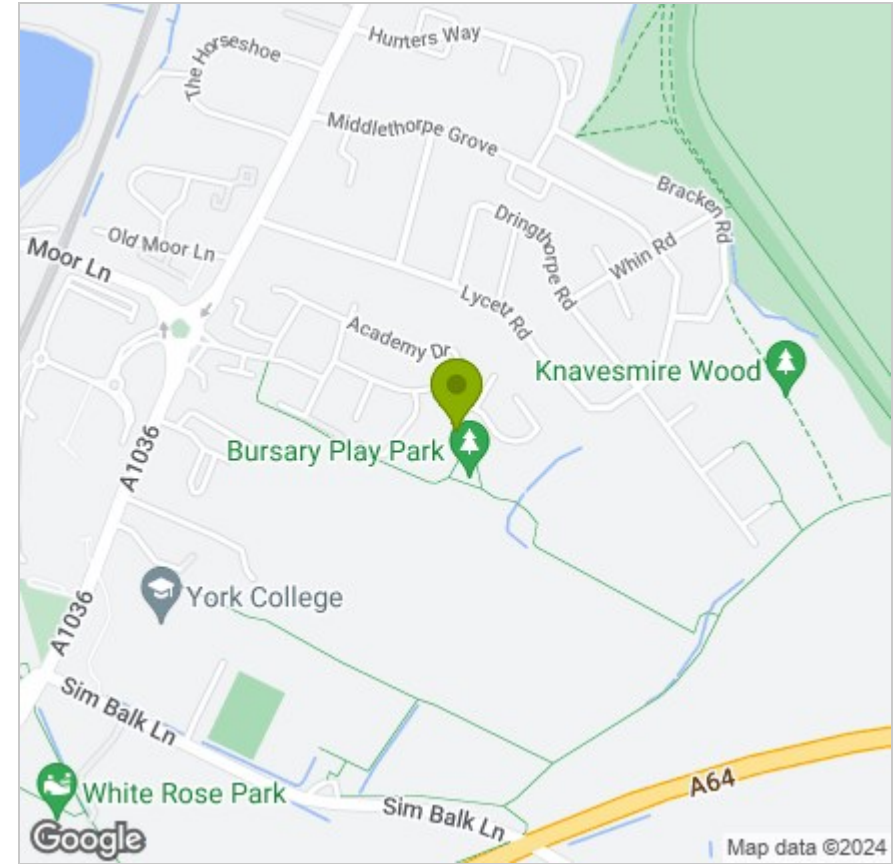




# FLOOR PLAN



# LOCATION



## EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		77	85
		EU Directive 2002/91/EC	

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