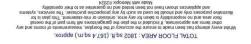


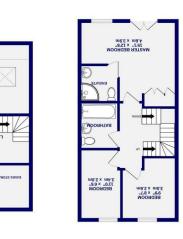
atstements contained in these particulars. No person in the employment of Ashtons has any authority to make or give any representation or warranty whatsoever in relation to this property or these particulars nor enter into any contract relating to the siess, measurements, floor plans or distances referred to are given as a guide only and are not precise. Purchasers must satisfy themselves by inspection or by otherwise regarding the items mentioned above and as to the correctness of each of the These particulars have been prepared as accurately and as reliably as possible, but should not be relied upon as 'statement of fact'. If there is any point which is of particular importance to you, please contact the office and we would be pleased to check the

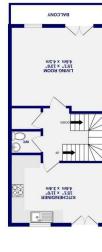
- Ebc c
- · Integral Garage & Driveway
 - Dining Kitchen
 - Two Reception Rooms
 - Three Bathrooms
 - Five Bedrooms
 - Modern Townhouse

3 - bned xeT lionuo Freehold

YOZ4 1UF Dringhouses, York Principal Rise

















Principal Rise Dringhouses, York YO24 1UF

£425,000



5



This modern four-storey townhouse boasts five bedrooms and three bathrooms, located within a sought-after residential development on Principal Rise, just south of York city centre. Known for its strong sense of community, beautiful countryside walks, and excellent local amenities including supermarkets and York College. The development also provides convenient access to the A64, ideal for those commuting to Leeds and further afield.

The ground floor features a welcoming hallway with a cloakroom W.C., leading to an integral garage and a versatile family room/playroom overlooking the rear garden. On the first floor, you'll find a contemporary living room with access to a front balcony, alongside a rear breakfast kitchen equipped with oak-effect cabinetry, grey countertops, and integrated appliances. French doors open onto a Juliet balcony, enhancing the space with natural light and the landing offers a guest W.C.

The second and third floors host five bedrooms and three bathrooms, including two en-suite shower rooms and fitted wardrobes in the master bedroom.

Externally, the property offers off-street parking with a front driveway and garden, along with a rear garden featuring a patio and lawn.

Council Tax Band- E



















