



The Square, Dringhouses, York, YO24 1UR

• No Onward Chain • Well presented ground floor apartment • Just off Tadcaster Road • Close to city centre and local amenities • Spacious living/kitchen/dining room • Two bedrooms • Modern shower room • Views over well maintained gardens • Allocated parking space • EPC = B

Guide Price £255,000

Situated just off Tadcaster Road, in a convenient location to the south-west of York, this well-presented ground floor apartment offers spacious and well-proportioned accommodation throughout.

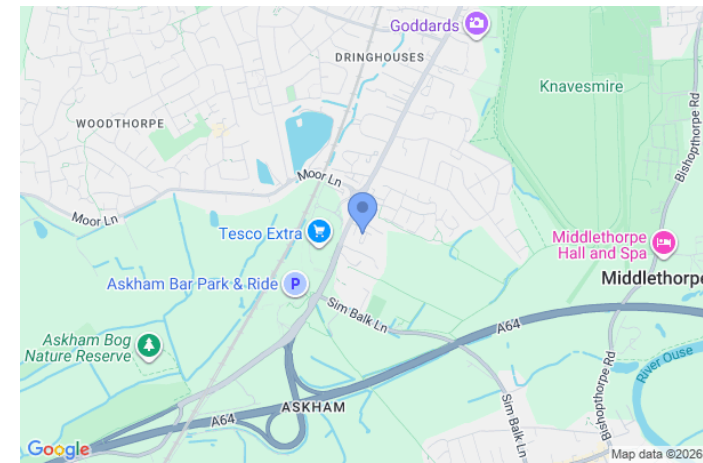
The accommodation comprises an entrance hall, a generous open-plan living and dining room with a fitted kitchen, two bedrooms and a modern shower room. The living area provides ample space for both relaxing and entertaining, while the kitchen is fitted with a range of contemporary units and integrated appliances.

Both bedrooms offer versatile accommodation, with the principal bedroom benefiting from a particularly good sense of space. The shower room is finished with modern tiling and a contemporary suite.

Externally, the property enjoys access to attractive gardens, providing a pleasant green outlook, together with the benefit of an allocated private parking space.

Ideally positioned for access to York city centre and the A64, the apartment is conveniently located for a range of local amenities, transport links and wider amenities.

An appealing opportunity for first-time buyers, downsizers or investors alike. Early viewing is recommended.





NO ONWARD CHAIN



R M English Ltd, 13 Walmgate, York, YO1 9TX Tel: [01904 697900](tel:01904697900)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) 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, Scotland & Wales		EU Directive 2002/91/EC	

Address:
Reference: 2376

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England, Scotland & Wales		EU Directive 2002/91/EC	

Viewing strictly by appointment

Tenure Leasehold

Council Tax Band D

Local Authority York City Council

Services All mains services



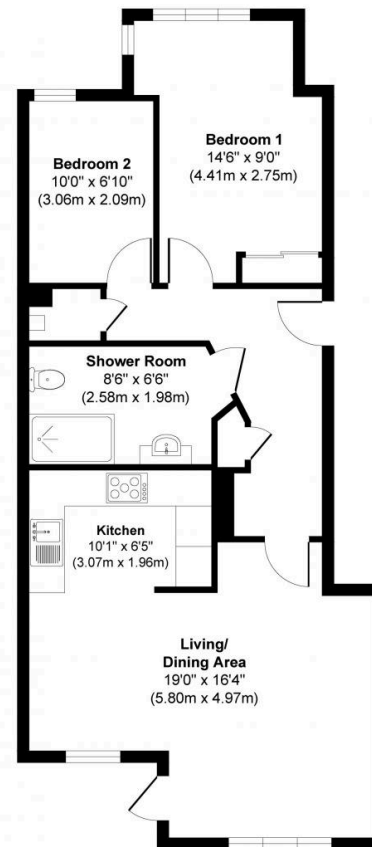
rmenglish.co.uk



Offices in **York, Pocklington and Market Weighton**

R M English Ltd, 13 Walmgate, York, YO1 9TX Tel: 01904 697900

Approx. Gross Internal Floor Area 698 sq. ft / 64.84 sq. m



Approximate Floor Area
698 sq. ft
(64.84 sq. m)

Illustration for identification purposes only, measurements approximate, not to scale.
Copyrighted and Produced by MS Property Marketing.

Disclaimer

R M English, their clients and any joint agents give notice that: 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulations or other consents and R M English have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.