



30 The Square, Dringhouses
York, North Yorkshire YO24 1UR

Guide Price £872,000

**BISHOPS**
PERSONAL AGENTS

Style, charm and quality are just a few words that come to mind when looking at this fabulous home! Welcome to the Square! Bishops Personal Agents bring to the market an exceptional five-bedroom Georgian style freehold townhouse, situated in one of the most exclusive developments, surrounding central garden square to be enjoyed by all residents just off Tadcaster Road in York, well situated within easy walking distance of local shops, popular schools, The Knavesmire and York city centre as well as easy access to the A64 and beyond. This property has been thoughtfully designed and updated creating a fantastic home, with both charming and quality contemporary features throughout. With its fabulous living room with balcony views over the central gardens and a superb open plan breakfast kitchen, this property will be popular with a multitude of buyers including families, professional couples and those looking to retire in their forever home. The whole house is superbly presented and a joy to view. The accommodation comprises. A welcoming hallway with a porcelain tiled floor, leading to the ground floor reception rooms. To the rear we find the garden room, a flexible living space opening to the garden, we also find a handy utility and downstairs cloakroom. From the first-floor landing to the front, we enter the fabulous living room, the focal point being the feature fireplace and with two sets of French doors with arched windows above, leading out to the balcony, overlooking the attractive Square and bathing to the room with lots of natural light. Whilst to the rear, we find the superb open plan kitchen diner with a range of contemporary fitted white and black finish units and a full complement of integral appliances, a breakfast bar together with ample space for a dining table, makes this a fabulous flexible entertaining space and French doors opening onto a Juliet balcony, overlooking the rear garden. From the landing stairs lead us up to the second floor, where we find two spacious double bedrooms, the principal with built in wardrobes and a stunning contemporary en-suite, plus a bathroom completing the second floor. A further staircase takes us up to the third floor, where we find three further bedrooms and a shower room. We also find access to a loft space, perfect for storage. Externally to the front is ample off-street parking for two cars, leading to the integral garage, perfect for a car/cycle enthusiast. To the rear is the generous sunny aspect garden with patio area, just right for outside entertaining and artificial turfed lawn. In summary, this stylish home, set in an exclusive development, in the very popular location, provides an exceptional opportunity to secure a property that is both charming and contemporary. This house will also particularly appeal to those for whom location within this popular area is crucial and easy access to the York city centre and station. An internal viewing is strongly recommended, not miss out on this superb quality home.

Located on the sought after south side of York. Tadcaster Road has access to many local amenities including supermarkets, shops, schools, bars, restaurants and sports facilities. The property stands within this prime residential location, offering excellent access to the City conveniently located for Tesco's superstore and Askham Bar Park and Ride are within easy reach as is the A64 by pass, which gives access to the major local road networks. The historic city of York is a hive of activity with an abundance of shopping facilities, York racecourse and 2 theatres, leisure amenities from the splendour of the York Minster to the vibrant night life of the City Centre and restaurants. York's mainline railway station offers regular services to major cities including Manchester, Edinburgh and London with some journeys taking less than 2 hours to Kings Cross.



Entrance Hall

Front entrance door, Tiled floor, ceiling cornice, down lighting and radiator*. Stairs to the first floor. Doors leading to...

Cloakroom

5' 10" x 2' 9" (1.78m x 0.84m)

Modern white two piece suite comprising: Low level wc, wash hand basin and heated rail*.

Utility room

9' 3" x 7' 1" (2.82m x 2.16m)

Door leading to the garden, integral fridge/freezer*, washing machine*, tumble dryer*, sink and drainer with mixer tap, cupboard with a wall mounted boiler* and radiator*.

Garden Room

13' 1" x 10' 2" (3.98m x 3.10m)

Double glazed French doors to the garden, ceiling coving, wall mounted tv point* and radiator*.

First Floor Landing

Stairs to the second floor and radiator*. Doors leading to...



Living Room

18' 0" x 15' 2" (5.48m x 4.62m)

Two sets of double glazed French doors, with arched windows above, opening to the balcony, feature ornate cast iron fire fireplace with inset gas fire and modern stone surround, ceiling coving, ceiling roses, tv point* and radiators*.

Kitchen/Diner

17' 11" x 17' 7" (5.46m x 5.36m)

Fabulous contemporary bespoke kitchen with an attractive range of base and wall mounted units with matching granite work preparation surfaces over, breakfast bar, inset one and a half sink with mixer taps, integral appliances include Miele two single electric ovens*, warming drawers*, microwave*, dishwasher*, Neff induction hob* and extractor *, fridge/freezer*, double glazed French doors and windows to the rear aspect and balcony, ceiling coving, down lighting, tv point* and radiator*.

Second Floor Landing

Stairs to the third floor and radiator*. Doors leading to...



Bedroom 1

16' 4" x 10' 10" (4.97m x 3.30m)

Double glazed sash windows to front aspect, ceiling cornice, built in wardrobes with sliding doors and radiator*. Door leading to...

En-suite

10' 1" x 5' 6" (3.07m x 1.68m)

Modern white three piece suite comprising: Shower cubicle with mains shower, dual pedestal wash hand basins set in a vanity unit with mixer taps, low level wc, down lighting and heated rail*.

Bedroom 2

14' 9" x 10' 5" (4.49m x 3.17m)

Double glazed windows to rear aspect, ceiling cornice, built in wardrobes, tv point* and radiator*.

Bathroom

9' 2" x 7' 1" (2.79m x 2.16m)

Modern white three piece suite comprising: Bath with mixer taps, mains shower over*, pedestal wash hand basin with mixer taps, low level wc, double glazed windows to rear aspect and heated towel rail*.



Third Floor Landing

Loft hatch. Doors leading to...

Bedroom 3

13' 5" x 10' 6" (4.09m x 3.20m)

Double glazed sash windows to front aspect, built in wardrobe, tv point* and radiator*.

Bedroom 4

14' 10" x 10' 6" (4.52m x 3.20m)

Double glazed sash windows to rear aspect, built in wardrobes, eve storage and radiator*.

Bedroom 5

8' 2" x 7' 1" (2.49m x 2.16m)

Sky light front aspect, eve storage and radiator*.

Shower Room

7' 5" x 7' 0" (2.26m x 2.13m)

Modern white three piece suite comprising: Shower with mains shower*, low-level wc and wash hand basin, set in a vanity unit, sky light to the rear aspect and radiator*.

Garage

21' 9" x 10' 0" (6.62m x 3.05m)

Electric Up and over door, power and lighting*.

Outside

To the front of the house is a forecourt boundary with ample parking for two cars, leading to the front door and garage. To the rear is walled and fenced courtyard garden, with astro turf and a paved patio, perfect for lazy summer evenings and outside entertaining.

Agents Note

EPC Rating C. Council tax band G.

Service charge: £144.05 per quarter including maintenance of the gardens and trees. Details of which should be checked at the time of purchase.





Energy performance certificate (EPC)

30 The Square
Dringhouses
YORK
YO24 1UR

Energy rating

C

Valid until:

11 September 2033

Certificate number:

0340-2934-8310-2107-2055

Property type

Mid-terrace house

Total floor area

188 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Bishops Personal Agents

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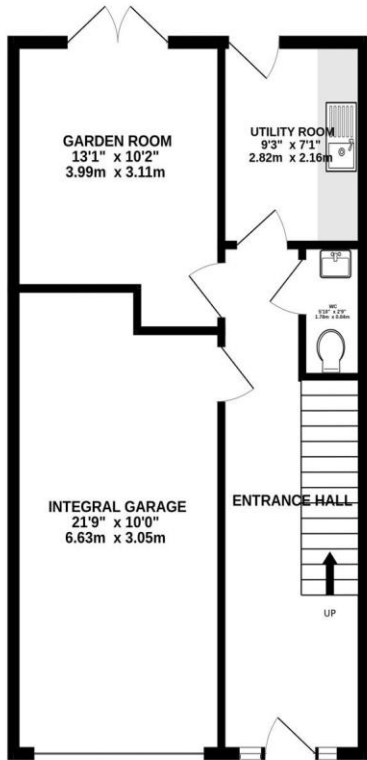
13 Grayshon Drive York North Yorkshire YO26 5RG

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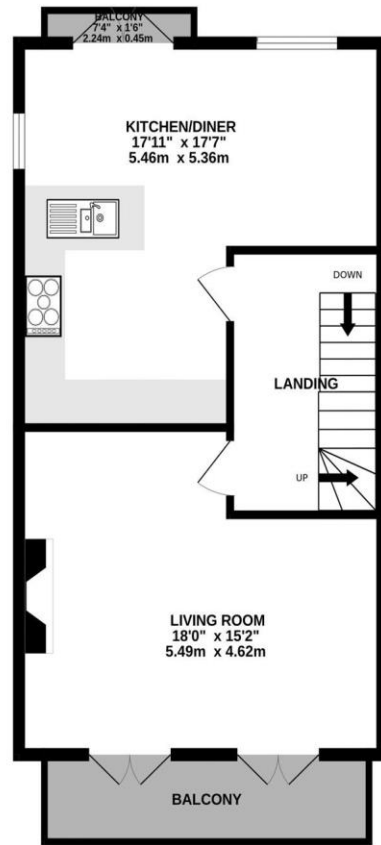
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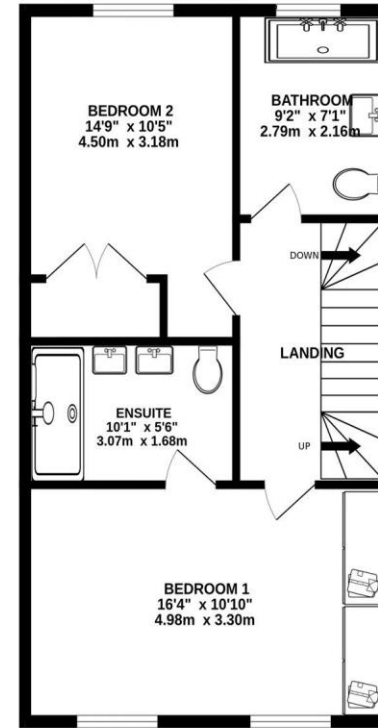
GROUND FLOOR
552 sq.ft. (51.3 sq.m.) approx.



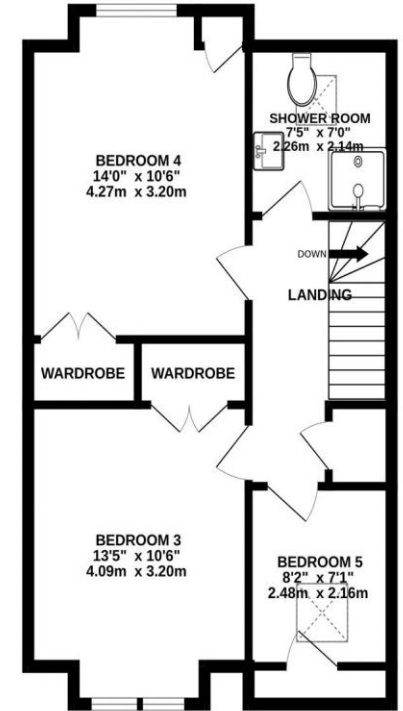
1ST FLOOR
566 sq.ft. (52.6 sq.m.) approx.



2ND FLOOR
573 sq.ft. (53.3 sq.m.) approx.



3RD FLOOR
537 sq.ft. (49.9 sq.m.) approx.



TOTAL FLOOR AREA : 2228 sq.ft. (207.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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DISCLAIMER

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances* (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances – All measurements are approximate. Bishops Personal Agents recommends certain products and services to buyers including conveyancing and mortgage advices. We may receive commission for such recommendations. To confirm what the referral fee amounts would be, please ask your Personal Agent direct. Please note that you are under no obligation to use any of these services or the recommended providers.