



14 Ashfield Court,
York, North Yorkshire YO24 1QS

Guide Price £315,000


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Bishops Personal Agents offer for sale an excellent and immaculately presented three-bedroom family home, spread over three floors, in the very popular Dringhouses location of York. Offering the best in suburban living, on the fringes of one of York's most sought-after locations just off Tadcaster Road, well situated within easy walking distance of local shops amenities, schools, The Knavesmire and the York city centre is close at hand on a regular bus route, as well as easy access to the A64 and beyond. This superb property has been well looked after and updated by the current owners, with a lovely, stylish feel throughout and will be very popular with a multitude of purchasers, including first time buyers, professional couples who work in York, commuters and those looking to retire to this fabulous area. It may also be perfect as a buy to let investment. Another great thing about this house is that there is still further potential to enhance the house, by developing the garage space as others have on the development, into an office or further living space. The ground floor accommodation comprises; Entrance hallway with under stairs storage, a downstairs cloakroom, plus a utility with access to the rear gardens. A staircase leads us up to the first floor. There is also access to the integral garage. From the first-floor landing, doors open into the reception rooms. To the rear we find the spacious South facing living room, with windows bathing the room with natural light, the focal point being the feature fireplace and ample space for a table and chairs, with a handmade seating box included. This flexible space is perfect for those who like entertaining and dinner parties. Onwards into the fabulous, fitted kitchen, with a range of pale green units and some integral appliances, plus built in hand made cupboards and drawers. From the landing with built in cupboards, a further staircase leads up to the second-floor landing, with doors leading into three good sized bedrooms, all with built in wardrobes and a contemporary shower room completes this property. Externally to the front is ample off-street parking leading to the integral garage, just right for a car/cycle enthusiast or workshop. To the rear we find an outside South facing patio area, perfect for relaxing throughout the year, opening to the communal gardens, for all to enjoy. In summary, this stylish home in the very popular Dringhouses area, 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 the A64 and beyond. 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

Composite front entrance door and double glazed windows to the hallway, built in storage cupboards and radiator*. Stairs leading to the first floor. Doors leading to...

Utility room

8' 1" x 5' 5" (2.46m x 1.65m)
Fitted with a range of base units, matching worktops over, incorporating a stainless steel sink with mixer taps, plumbing for a washing machine and space for a dryer. Windows and door to the rear aspect, opening onto the patio/gardens.

Cloakroom

5' 1" x 3' 3" (1.55m x 0.99m)
White one piece suite comprising: Low level wc and window to rear aspect.

Garage

17' 10" x 9' 6" (5.43m x 2.89m)
Up and over door, window to rear aspect, wall mounted boiler*, power and lighting*.



First Floor Landing

Double glazed windows to the front aspect and built in storage cupboards. Stairs leading to the second floor. Doors leading to...

Living Room

19' 0" x 14' 5" (5.79m x 4.39m)
Double glazed windows to the rear aspect, ceiling coving, feature fireplace with an inset electric fire*, seating box, ceiling coving, alcove shelving, tv point* and radiators*. Door leading too...

Kitchen

10' 3" x 8' 9" (3.12m x 2.66m)
Fabulous fitted kitchen with a range of pale green base and wall mounted units with matching work preparation surfaces over, inset ceramic sink with mixer taps, built in cupboards and drawers, integral appliances include electric oven*, extractor hood*, space for an upright fridge/freezer* and a dishwasher*. Double glazed windows to front aspect. Door leading to...



Second Floor Landing

Loft hatch and radiator*. Doors leading to...

Bedroom 1

14' 4" x 9' 10" (4.37m x 2.99m)
Double glazed windows to the rear aspect, ceiling coving, built in wardrobes and radiator*.

Bedroom 2

11' 1" x 8' 8" (3.38m x 2.64m)
Double glazed windows to the rear aspect, built in wardrobes and radiator*.

Bedroom 3

9' 10" x 8' 8" (2.99m x 2.64m)
Double glazed windows to the front aspect, built in wardrobes and radiator*.

Shower Room

8' 8" x 5' 6" (2.64m x 1.68m)
A contemporary suite in white comprising; Shower cubicle with mains shower over*, wash hand basin, set in a vanity unit with mixer taps, low flush wc, double glazed window to front aspect and wall heater*.



Outside

To the front of the property are parking spaces in front of the garage and also visitors parking. To the rear a patio area, perfect for outside entertaining and communal gardens.

Tenure

This is a leasehold property. *The owner receives a share of the freehold*. The development is maintained by a self-governing Ashfield Court Management Company Limited and charges are £100 per month to include grounds & building maintenance, buildings insurance and monthly window cleaning service.

Agents Note

Epc rating TBA, Council tax band D.

Broadband supplier: BT Full fibre.

Broadband speed: Standard Speed.

Water supplier: Yorkshire Water.

Gas supplier: Eon.

Electricity supplier: Eon.





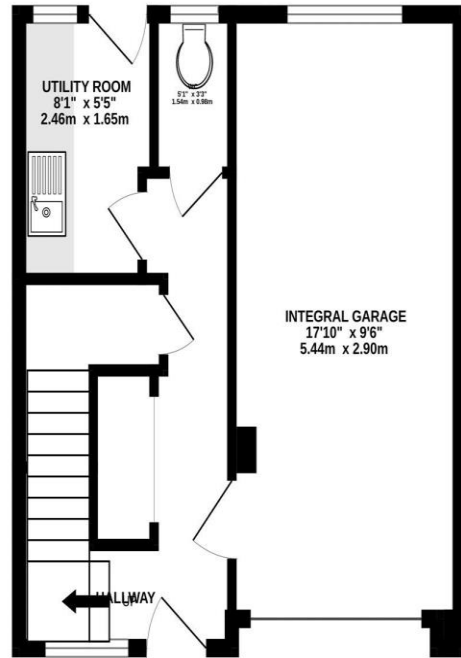
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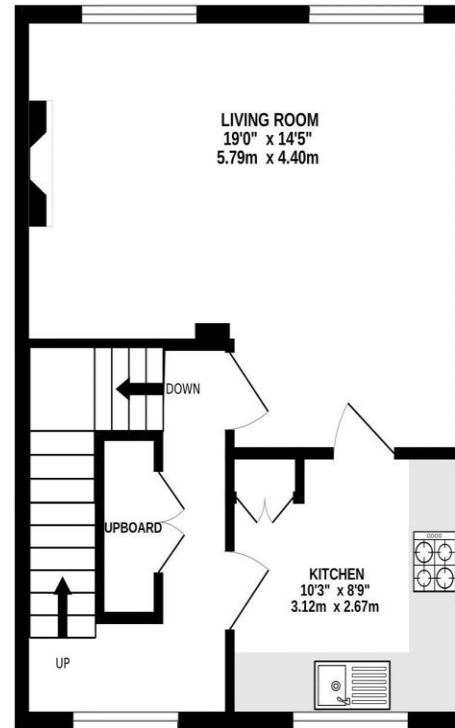
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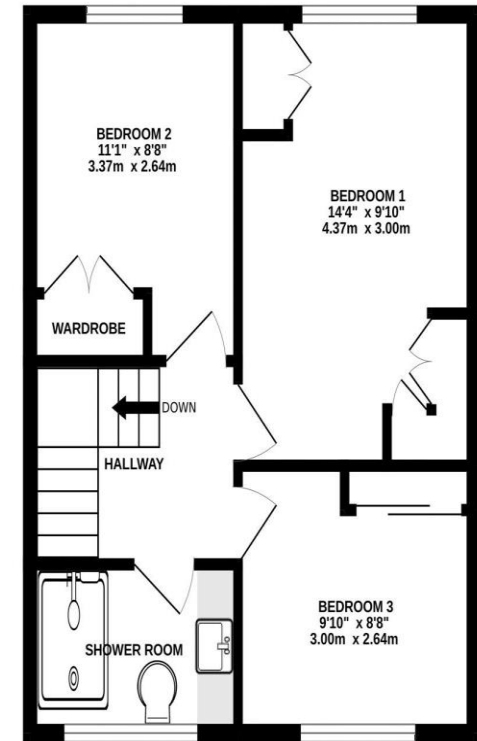
GROUND FLOOR
359 sq.ft. (33.4 sq.m.) approx.



1ST FLOOR
408 sq.ft. (37.9 sq.m.) approx.



2ND FLOOR
422 sq.ft. (39.2 sq.m.) approx.



TOTAL FLOOR AREA : 1189 sq.ft. (110.5 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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