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HERE TO GET *you* THERE

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# The Horseshoe, York

£900,000

**HUNTERS**<sup>®</sup>  
HERE TO GET *you* THERE

Introducing this modern, bespoke-built double-fronted detached residence on The Horseshoe — one of Dringhouses' most exclusive and tightly held addresses.

Completed within the last couple of years and offered with no onward chain, this exceptional home combines architectural individuality with outstanding energy efficiency, including an air source heat pump, zoned underfloor heating across the entire ground floor, a first-floor air-conditioning unit, and an EV charging point.

Set behind an electric gated entrance, the property enjoys a broad private driveway capable of accommodating multiple vehicles, offering privacy, security and a sense of arrival rarely found in this part of York. The Horseshoe is renowned for its exclusivity, quiet setting and superb access to the Knavesmire, York city centre and major transport links.

Inside, the house offers refined, light-filled living across three floors. A welcoming reception hall leads to generous living and dining spaces, complemented by an orangery that enhances natural light throughout the day. The contemporary kitchen, complete with a bay-fronted dining area, forms an elegant everyday hub, supported by a separate utility and ground-floor WC.

The first floor hosts three well-proportioned bedrooms, including a superb master suite with dressing room and a spacious en-suite. Two further bedrooms share a Jack & Jill bathroom, creating a practical arrangement for families. The top floor provides an additional double bedroom with its own shower room — ideal for guests, older children or a dedicated home office.

The home's energy-efficient specification is a standout feature: the air source heat pump, underfloor heating, air-conditioning, and EV charging point combine to deliver modern, sustainable and future-proofed living.

Outside, the private rear garden offers a peaceful, low-maintenance retreat, perfect for outdoor dining or quiet relaxation.

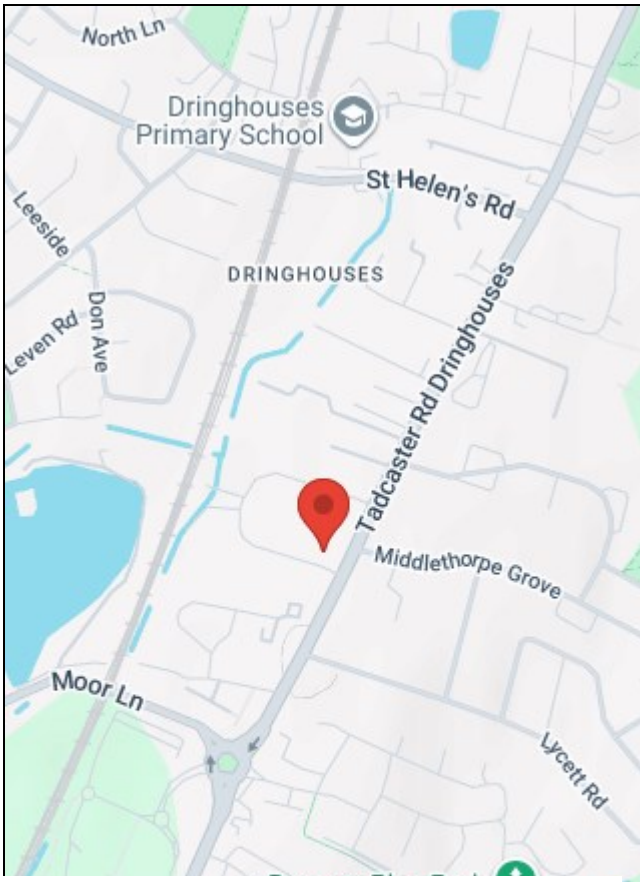
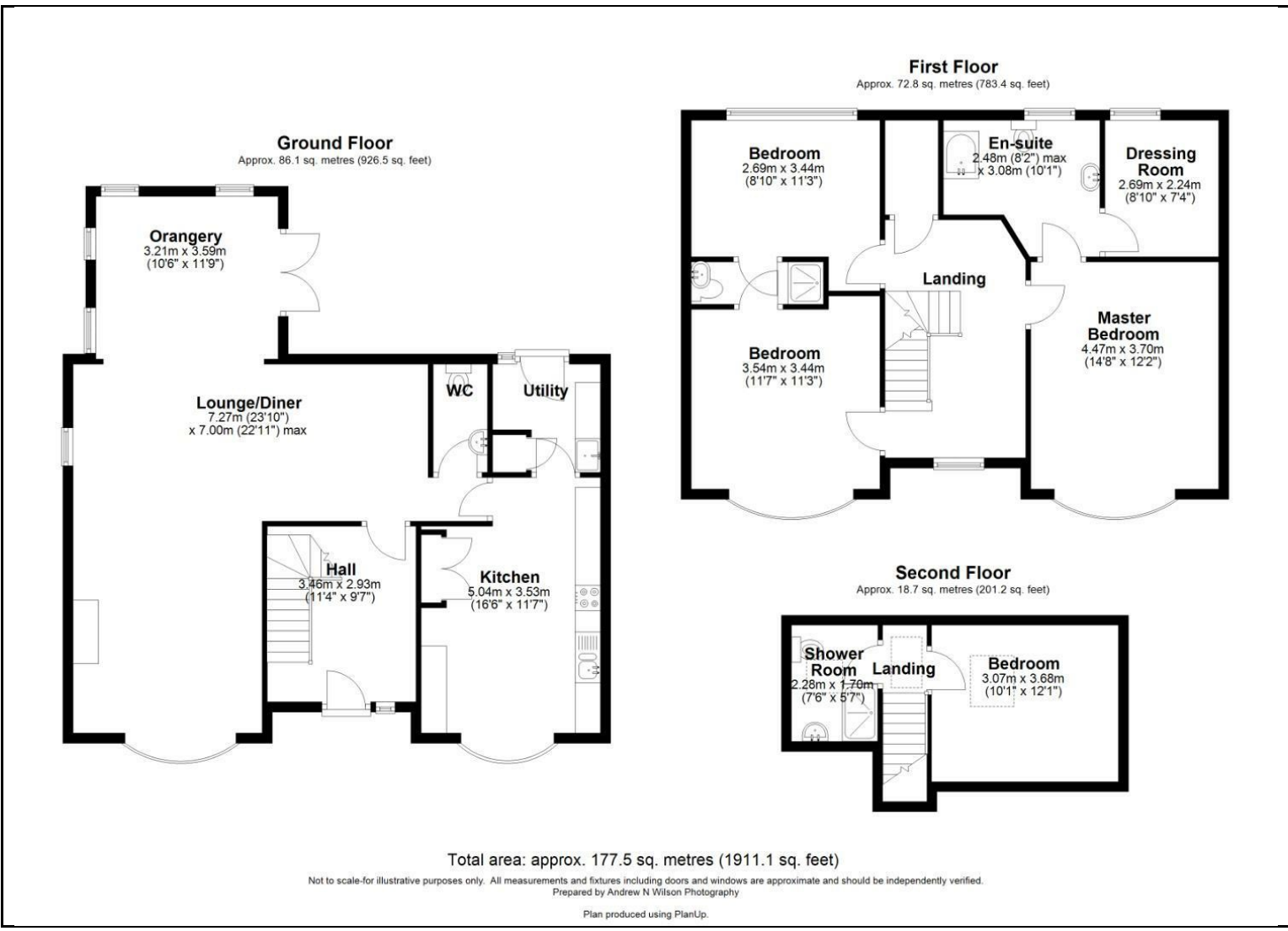
## KEY FEATURES

- Bespoke-Built Double-Fronted Home
- Exclusive Dringhouses Horseshoe Address
- Energy-Efficient Living With Air Source Heat Pump
  - Electric Gated Entrance And Multi-Vehicle Driveway
  - Four Bedrooms & Three Bathrooms
  - Ground-Floor Zoned Underfloor Heating Throughout
    - No Onward Chain
    - Council Tax Band F









| Energy Efficiency Rating |           |
|--------------------------|-----------|
| Current                  | Potential |
| 86                       | 94        |

Very energy efficient - lower running costs

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(92 plus) **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

EU Directive 2002/91/EC

| Environmental Impact (CO <sub>2</sub> ) Rating |           |
|--|-----------|
| Current  | Potential |
|  |           |

Very environmentally friendly - lower CO<sub>2</sub> emissions

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(81-91) **A**

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(21-38) **E**

(1-20) **F**

Not environmentally friendly - higher CO<sub>2</sub> emissions

EU Directive 2002/91/EC

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