22, Principal Rise, York, YO24 1UF

Price guide £625,000

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PRIME RESIDENTIAL

22 Principal Rise

ENJOYING ONE OF THE BEST AND MOST SOUGHT-AFTER POSITIONS ON THIS POPULAR DEVELOPMENT WITH NO PASSING TRAFFIC AND VIEWS ACROSS THE ADJACENT GREEN OPEN SPACES. THIS PROPERTY IS IDEALLY POSITIONED FOR YORK CITY CENTRE, LOCAL AMENITIES AND THE A64

A substantial and beautifully enhanced five-bedroom detached executive home, offering versatile family accommodation, impressive upgrades, excellent outdoor space, a detached garage and parking for multiple cars, in a highly desirable position close to York city centre, local amenities and the A64.

Accommodation comprises:-
Entrance hall, sitting room, dining room, kitchen family room, utility room, home-office, 5 bedrooms, 3 bathrooms, enclosed garden, garage, driveway, private parking for multiple vehicles.

DESCRIPTION

The generous entrance hall provides superb storage, including a cleverly integrated bootroom and useful understairs cupboard. The spacious living room is ideal for family living and flows through double doors to the dining room. This bright and sociable space features a fireplace and large bay window to the front with patio doors opening onto the garden.

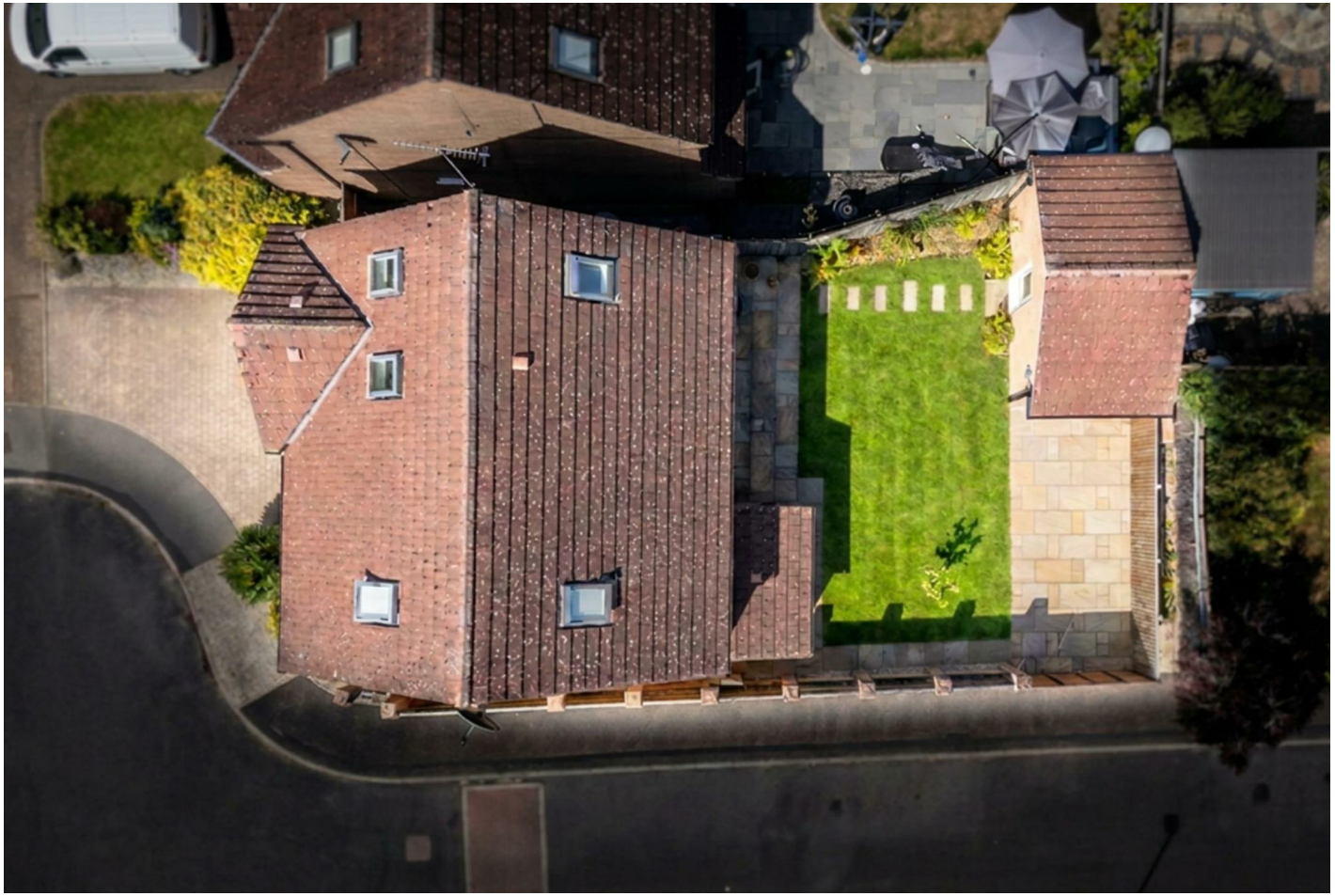
The well-appointed kitchen/breakfast room is fitted with a range of integrated units, illuminated glazed cupboards and Quartz worktops. Appliances include a double oven with microwave, hob and extractor with plenty storage space, drawers and a wine cooler. The kitchen has the additional convenience of an integrated recycling unit and Brita filter. A handy separate utility room offers further fitted storage, workspace, fitted sink with space for both washing machine and separate tumble drier. A second reception room, currently used as a study, provides excellent flexibility for home working or family use, with a WC completing the ground floor.

The highlight of the first floor is the principal suite which spans the full width of the property. This generous room incorporates a dressing area and a recently upgraded en-suite shower room with twin vanity units. The first floor is completed with two further double bedrooms, each with spacious integrated wardrobes, and a stylish family bathroom with both bath and shower units. Two further double bedrooms occupy the second floor, alongside a shower room, with Velux windows providing plenty of natural light. The present owners have had the eaves boarded to add significant additional storage.

The property benefits from a HIVE-controlled two-zone heating system, allowing separate temperature control between the ground and upper floors, powered by a new boiler fitted in 2023.

Externally, the front provides a block-paved driveway with parking for two vehicles, while the separate enclosed garage and private driveway offers additional parking. The current owners have made excellent use of this space, recently upgrading it to create a versatile paved area ideal for outdoor entertaining. Double bi-folding gates, an attractive wall and fenced boundaries enhance both security and privacy.

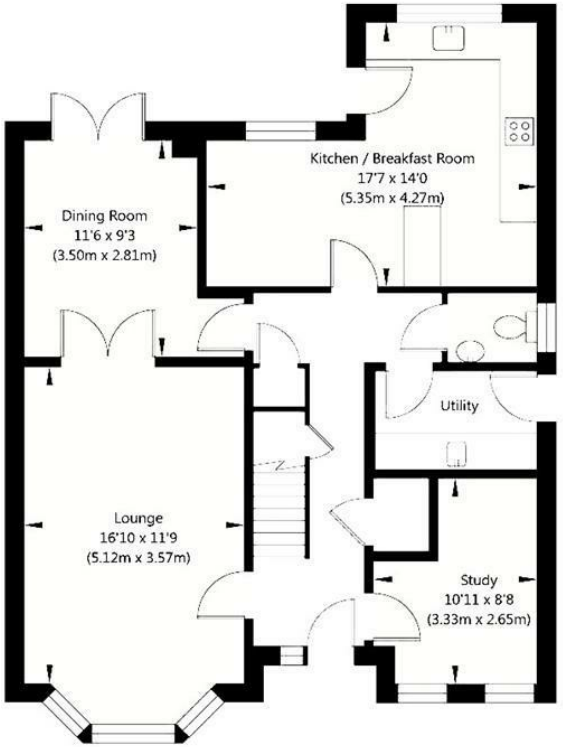
Local amenities include two children's play areas, Knavesmire wood, York Racecourse, a major supermarket and fast and frequent buses to the rail station and city centre. Enjoy arguably one of the most sought-after positions on the development with no passing traffic and views across to the adjacent green open spaces.



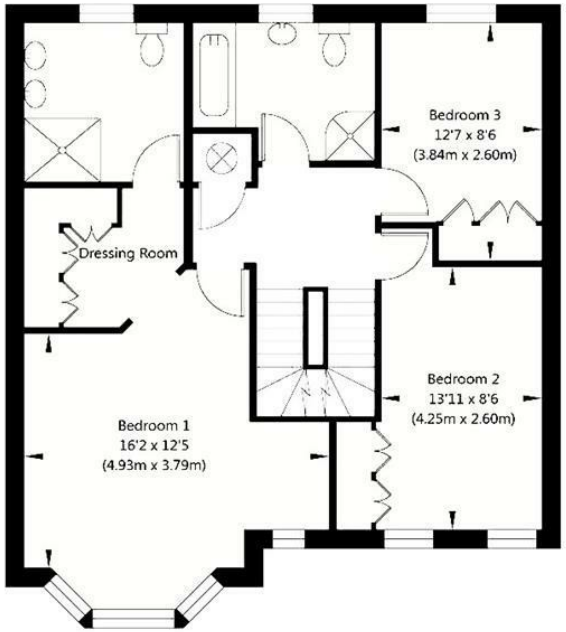
- **Substantial 5-bedroom detached executive home**
- **Exceptional parking for multiple cars with secure double gates**
- **2,000+ sq ft. of living across three floors**
- **Well presented & spacious through-out**
- **Generous principal bedroom suite with dressing area and luxury en-suite**
- **Enhanced comfort and practicality with integrated HIVE-controlled two-zone heating**
- **Highly sought-after position**
- **Convenient access to City Centre and beyond via Tadcaster Road and A64**
- **Open plan living - dining kitchen with integrated appliances and peninsula**
- **Turnkey appeal**

Freehold

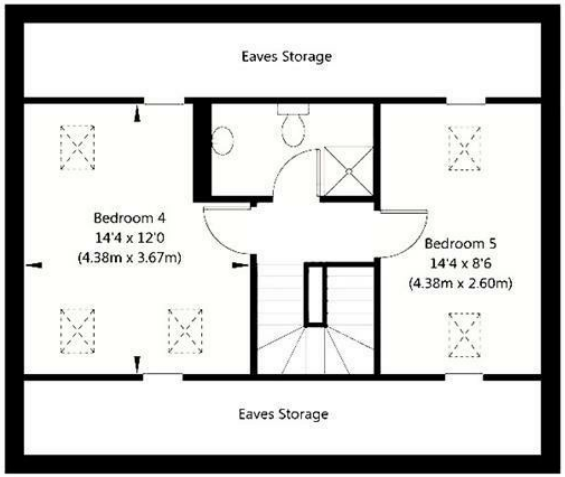
Principal Rise, York, YO24 1UF



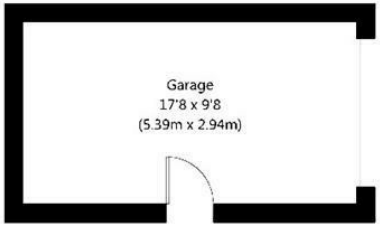
Ground Floor
GROSS INTERNAL FLOOR AREA
APPROX. 840 SQ FT / 78.05 SQ M

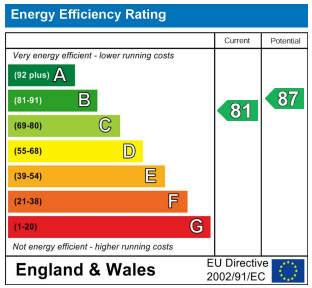


First Floor
GROSS INTERNAL FLOOR AREA
APPROX. 776 SQ FT / 72.09 SQ M



Second Floor - (Excluding Eaves Storage)
GROSS INTERNAL FLOOR AREA
APPROX. 395 SQ FT / 36.66 SQ M





NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 2011 SQ FT / 186.8 SQ M - (Excluding Garage & Eaves Storage)
All Measurements and fixtures including doors and windows are approximate and should be independently verified.
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