



Kensington Court Dringhouses, York YO24 1LJ

Offers Over £475,000



Backing directly onto open playing fields, this superb townhouse offers a rare sense of space and privacy rarely found so close to the city. The accommodation is beautifully presented and finished to a high standard throughout, combining a peaceful, green setting with everyday convenience, the Knavesmire and Hob Moor are both within easy reach, and regular bus connections run to the city centre and nearby train station.

Solid oak flooring in the entrance hall sets an immaculate tone from the outset, leading through to a spacious living room at the rear of the home. Flooded with natural light, the room takes in lovely views over the landscaped garden and beyond to mature trees, a genuinely relaxing space to sit in. A rear lobby connects through to the garden and integral garage, alongside a stylish ground floor cloakroom.

The dining kitchen has been fitted with high-quality Intoto units, granite worktops and a range of integrated NEFF appliances.

Upstairs, three well-proportioned bedrooms continue the same standard of finish. The principal bedroom takes in open views to the rear and includes a modern en-suite shower room with a Villeroy & Boch suite, while the remaining two bedrooms share a beautifully appointed house bathroom, also recently upgraded with a matching Villeroy & Boch suite.

Outside, a block paved driveway to the front provides off-street parking and access to the garage, which itself benefits from an electric roller door, power and lighting. The rear garden has been thoughtfully landscaped with a patio, feature lighting and power points, and its open aspect over the fields beyond makes it a real highlight of the property. A security system completes the package.

A genuine turnkey opportunity in one of York's most popular locations, ready to move straight into, with lifestyle appeal and everyday practicality in equal measure.



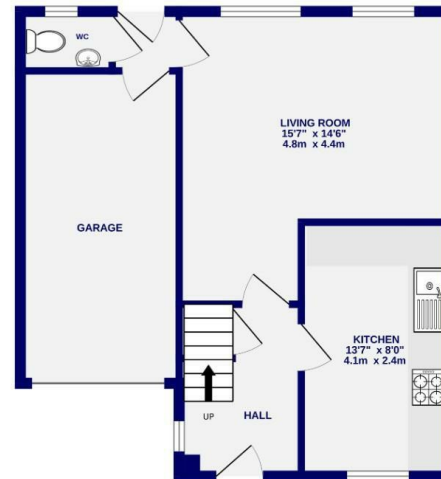


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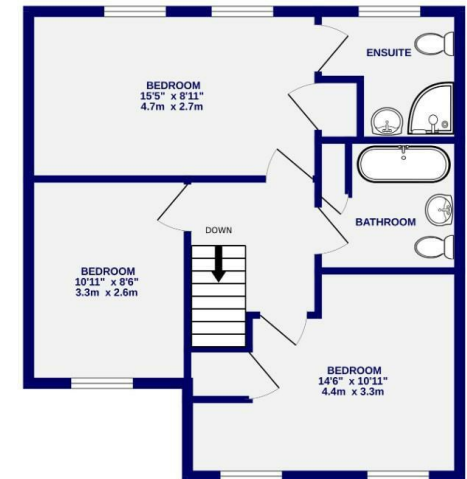
Freehold
Council Tax Band - E

- No Onward Chain
- Three Bedrooms
- Driveway & Garage
- Bathroom, Ensuite & Ground Floor W.C
- Popular Residential Area
- Move In Ready
- Close to Knavesmire and Hob Moor
- EPC C

GROUND FLOOR
528 sq.ft. (49.0 sq.m.) approx.



1ST FLOOR
529 sq.ft. (49.1 sq.m.) approx.



TOTAL FLOOR AREA: 1056 sq.ft. (98.1 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of rooms and any other items are approximate. If included in the plan the garages/stores will form part of the overall floor area 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.
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