



Scholars Court Principal Rise Dringhouses

York, YO24 1UB

£210,000

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**SUPERB TWO DOUBLE BEDROOM, TWO BATHROOM, GROUND FLOOR APARTMENT!** Conveniently located for easy access in to York City Centre and the A64/outer ring road served by nearby shops, schools, and amenities The property benefits from excellent transport links and pleasant walks into open countryside. An ideal first-time or investment purchase, the bright and airy living accommodation comprises entrance hallway, large lounge/dining room with dual aspect, fitted kitchen with modern appliances, master bedroom with en-suite shower room, second double bedroom and three piece bathroom suite. To the are well-kept communal areas and available on street parking. An internal viewing of this impressive property is highly recommended.

**Entrance Hallway**

Entrance door, radiator, boiler cupboard, laminate flooring

**Open Plan Living/Kitchen**

17'3" x 17'3" (sitting/dining room) 12'7" x 5'1" ( 5.26m x 5.26m (sitting/dining room) 3.84m x 1.55m )

Kitchen area with excellent range of wall and base mounted units incorporating wooden work surfaces, single sink with mixer tap over, electric oven, electric hob with extractor fan above, living area with windows to front and to side, electric wall heater, fireplace with electric fire, TV point and power points

**Bedroom 1**

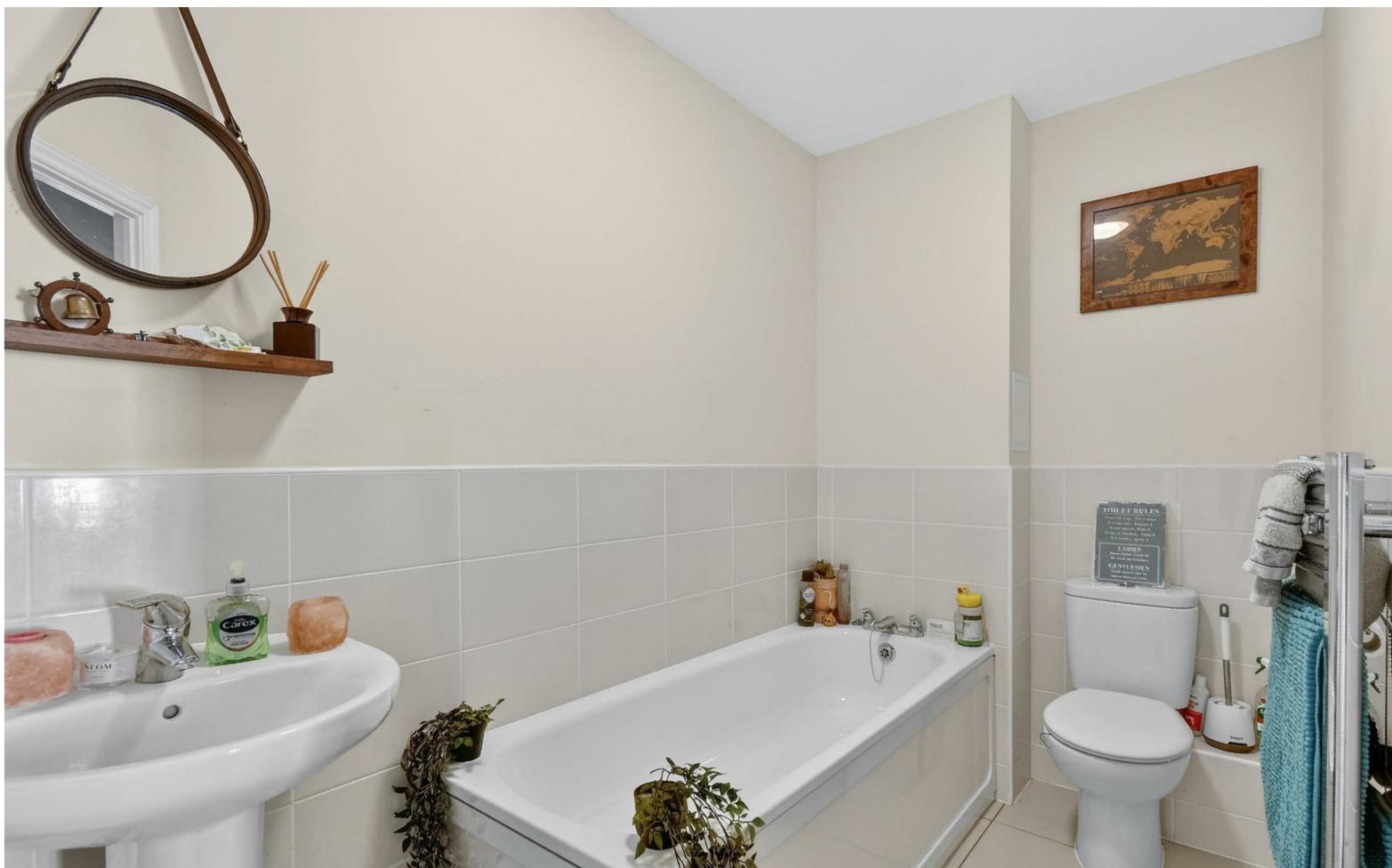
11'2" x 10'4" (3.40m x 3.15m)

Window to front, built in wardrobes, electric wall heater, power points. Door to;

**En-Suite**

Walk in shower cubicle with electric shower over, low level WC, pedestal wash hand basin, part tiled walls, heated towel rail. Tiled floor





## Bedroom 2

11'9" x 8'6" (3.58m x 2.59m)

Window to front, electric wall heater, power points

## Bathroom

Panelled bath, pedestal wash hand basin, low level WC, part tiled walls, heated towel rail. Tiled floor

## Agents Notes

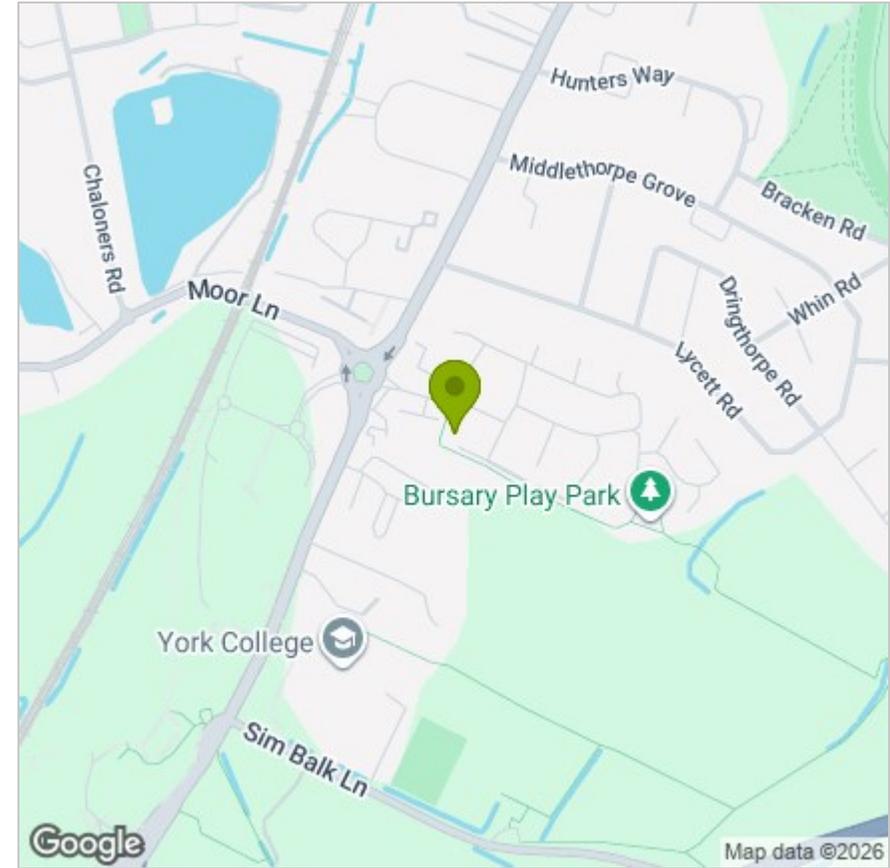
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# FLOOR PLAN



# LOCATION



## EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		76
(55-68)	D	59	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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