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HERE TO GET *you* THERE

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# College Court, Dringhouses, York, York

£900,000

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

Set within an exclusive gated development in one of York's most sought-after locations, this beautifully presented four-bedroom period townhouse offers over 2,400 sq ft of elegant, versatile living across three spacious floors.

Once a prominent 19th-century residence and later used as RAF quarters during WWII, Ashfield House retains its rich heritage through award-winning restoration. Ideally located just moments from the Knavesmire and York Racecourse, with excellent amenities, top-rated schools, and superb transport links including the A64 and York railway station, it offers the perfect blend of character and convenience.

A charming entrance porch leads into a light-filled living room with a striking feature fireplace and glazed patio doors. The inner hallway provides access to a guest W.C. and an impressive staircase rising to the upper floors. At the rear, a stylish kitchen-diner features shaker-style units, a central island with wine storage, a Belfast sink, and space for freestanding appliances including a range-style cooker and American-style fridge freezer. A boot room with access to Tadcaster Road completes the ground floor.

Upstairs, the first floor hosts two generous double bedrooms, including a principal suite with walk-in wardrobe and luxurious four-piece en suite, plus a second en suite bedroom ideal for guests or older children. The top floor offers two further double bedrooms and a beautifully appointed family bathroom.

Outside, the property enjoys a lawned rear garden with private patio, a double garage, and allocated parking—all within a secure, well-maintained gated setting.

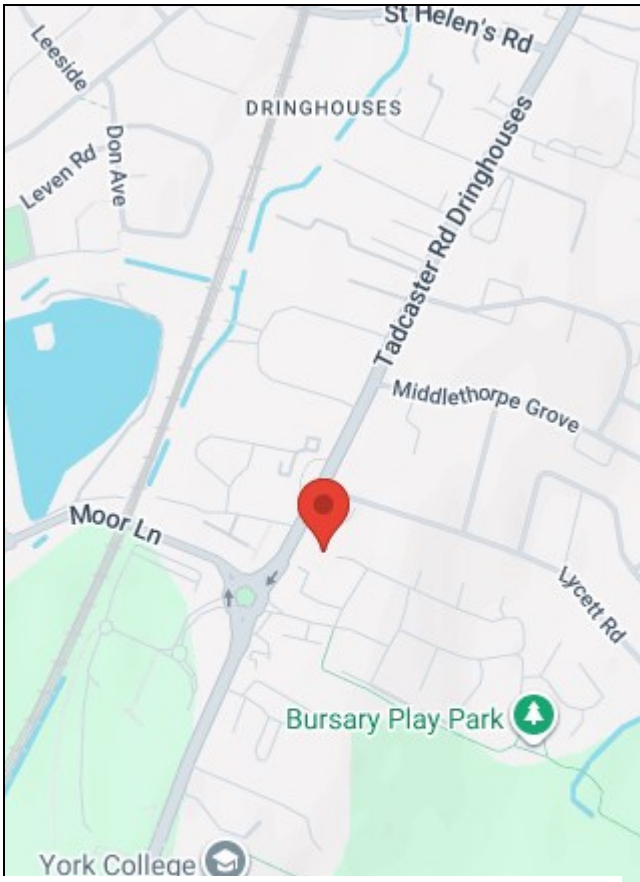
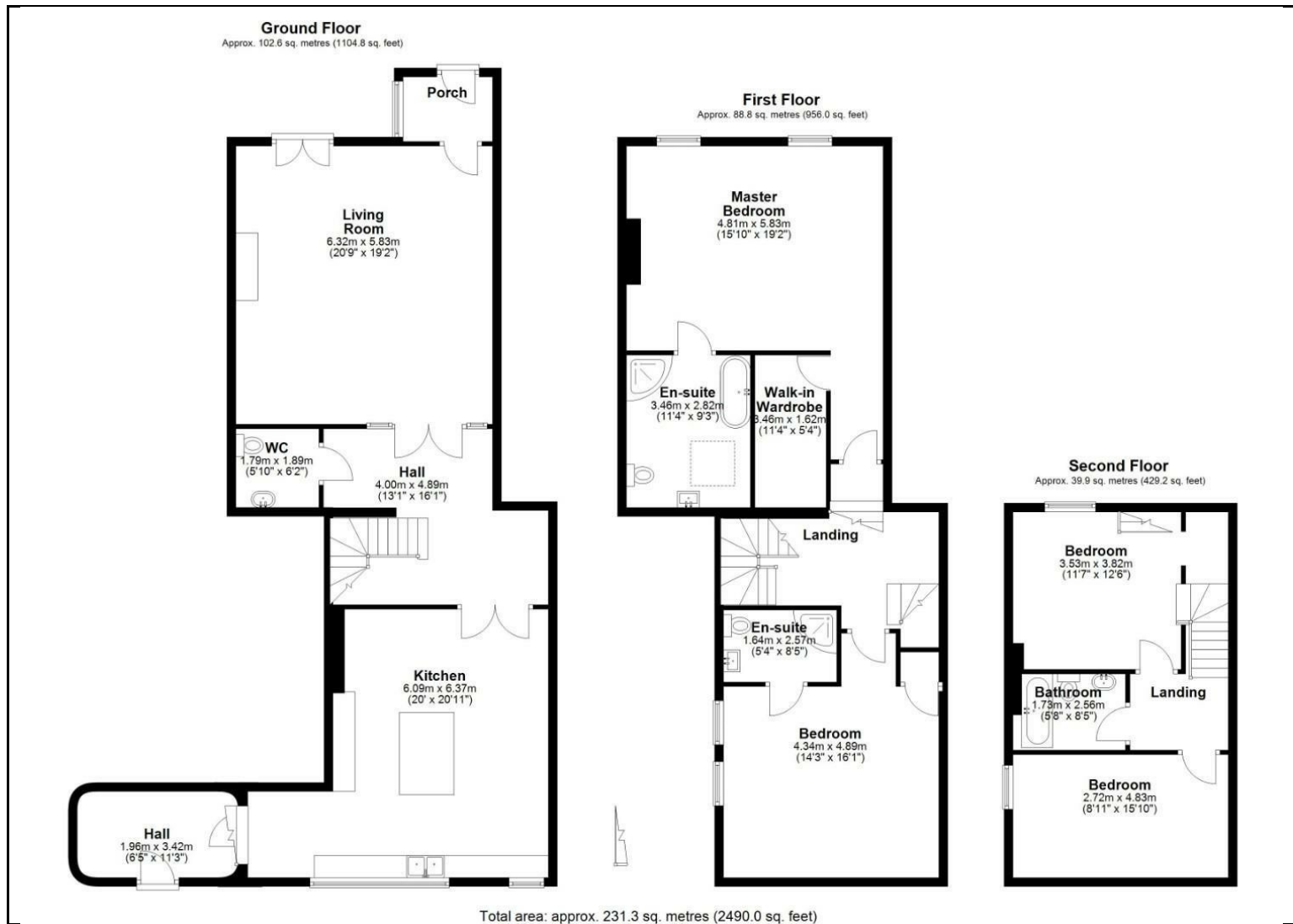
## KEY FEATURES

- Gated Development in Sought After Location
  - Beautifully Presented
- Principal Suite with Ensuite and Dressing Room
- Double Garage and Allocated Parking
- Over 2400 SqFt of Accommodation
  - Council Tax Band G









Energy Efficiency Rating	
Current	Potential
75	80

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

EU Directive 2002/91/EC

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