

LANCASTER
SAMMS

22 Principal Rise, Dringhouses

York

In Excess of £650,000



A substantial five bedroom detached home located in a modern development just off Tadcaster road, well placed for access to York city centre via excellent bus, road or cycle links, or for those commuting via nearby A64.

Internally, the entrance hallway offers plenty of storage space including a well-designed cloakroom and under stairs cupboard, plus access to all the ground floor accommodation. The large living room is decorated in neutral tones and includes an electric fireplace with surround. Internal doors lead to a formal dining room creating an open plan living/dining space which is flooded with natural light front to back from the bay fronted windows and rear patio doors.

Further off the hallway is the kitchen and breakfast room with high quality wall/base units that include glass doors and integrated lights finished with Quartz worktops. Also included is an eye level double oven with microwave plus separate hob with extractor over and extra provision for appliances such as fridge/freezer and dishwasher. There is plenty of storage space with the addition of a peninsula providing extra cupboards, drawers and a wine cooler. A double glazed door leads to the rear garden space.

The property benefits from a further versatile reception room, currently used as a study. A handy utility room fitted with a sink plus further units, and cloakroom/WC completes the ground floor accommodation.

Three of the five bedrooms, including the impressive Master suite plus four piece house bathroom, are situated on the first floor. The generous Master bedroom suite spans the length of the property, with an integral dressing room and recently renovated en-suite shower room with dual vanity units. Two further double bedrooms are located on the second floor along with a shared three piece bathroom. Both bedrooms feature velux windows providing ample natural light and views across York.

This exemplary property includes a HIVE controlled heating system with two zone functionality, allowing different settings for both ground and upper floors. The regularly serviced boiler was also replaced in 2023.

Externally to the front is a block paved driveway providing off street parking with pedestrian gate leading to the rear garden. The low maintenance rear garden is mainly laid to lawn, with the exception of a small number of shrubs and plants. The single garage has the benefit of a remote controlled electric door and is accessed via a separate driveway, of which the current owners have recently updated and now doubles up as an excellent additional patio space, ideal for al-fresco dining. An attractive wall and fenced boundary provides a good level of privacy, alongside the bi-fold gates.

In summary, a fantastic opportunity to secure an executive home within one of York's exclusive developments.

Location - The Revival development is situated just off Tadcaster Road 2 miles south of York City centre with its wide array of shops, restaurants, cinemas, theatres, bars and cultural attractions. Both the Tesco superstore and Askham Bar Park and Ride are 0.2 miles to the west. The Knavesmire and York Racecourse are 0.7 miles to the east and the A64 is 0.6 miles to the south.

EPC Rating: B

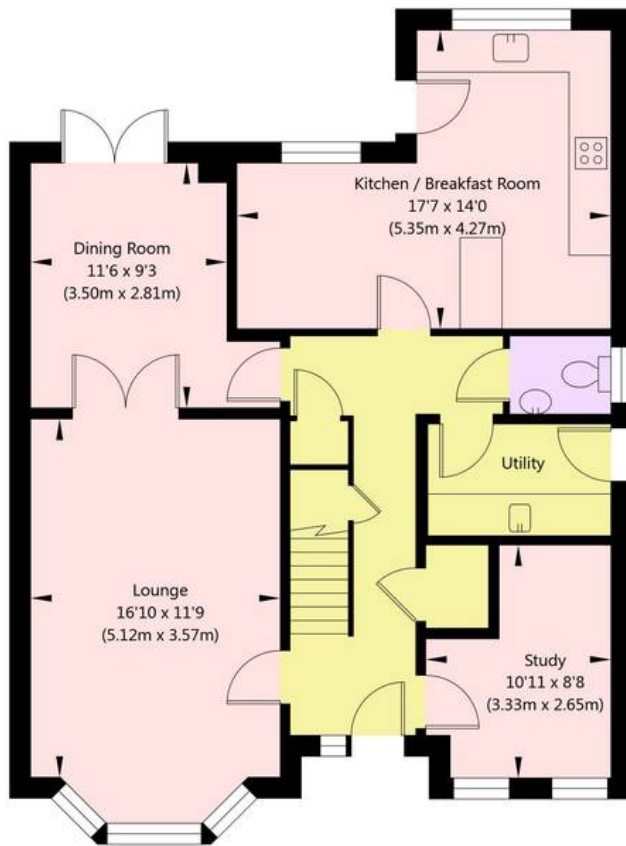
- Executive 5 Bed Detached Property
- Three Reception Rooms
- Ground Floor WC



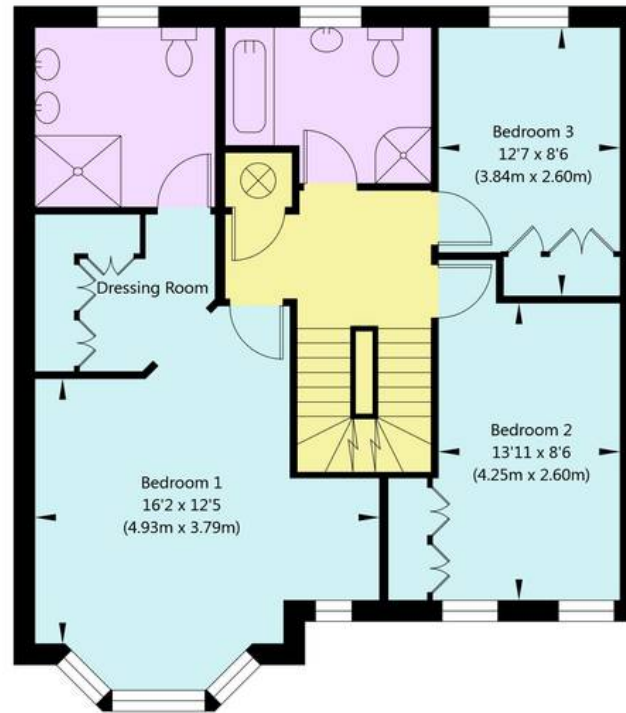




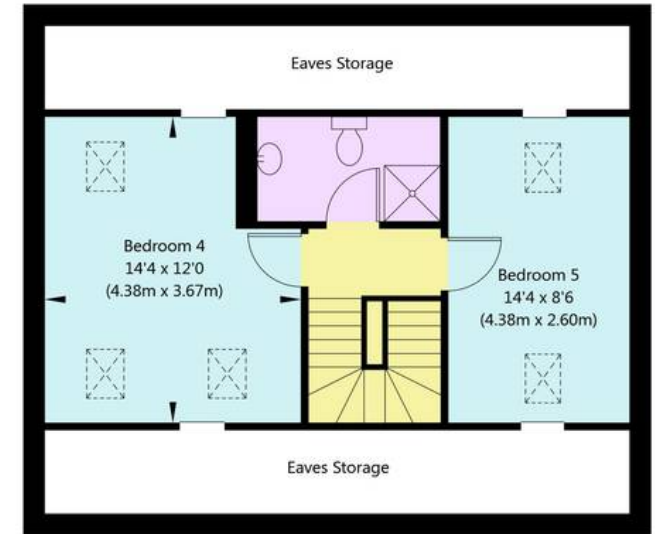
Principal Rise, York, YO24 1UF



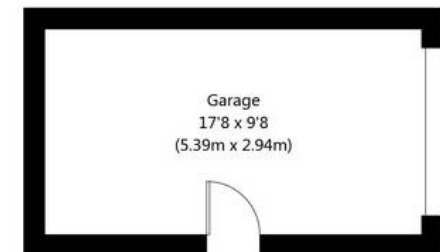
Ground Floor
GROSS INTERNAL FLOOR AREA
APPROX. 840 SQ FT / 78.05 SQ M



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.
www.exposurepropertymarketing.com © 2025





Lancaster Samms

27 High Petergate, York – YO1 7HP

01904 500455

info@lancastersamms.co.uk

www.lancastersamms.co.uk/

LANCASTER
SAMMS