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LINLEY & SIMPSON







PRINCIPAL RISE, YORK, YO24 1UF

£485,000

4 BEDROOM TOWNHOUSE
EPC Rating: C

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This substantial four bedroom modern town house offers beautifully presented internal accommodation laid out over four floors including two large reception rooms and a recently fitted dining kitchen. The property was originally built as a five bedroom home but has been opened up so all four bedrooms are now generous doubles. There are also the additional internal benefits of a family bathroom, two en-suite shower rooms and a separate W.C. Placed in a hugely popular development off Tadcaster Road near a park and a conservation area, the house has good links with the city centre and additional amenities close by including a major supermarket. There is also easy access onto the A64 and the property is within the catchment area for the popular Millthorpe Secondary School.

The spacious home begins with an entrance hallway with access to a useful storage cupboard and a utility room. There is also a door leading into an integral garage. To the rear of the ground floor is a spacious reception room with many potential uses and bathed in light from a large bay with French doors leading into the garden. A sweeping staircase then leads to the first floor where there is a separate W.C. and large storage cupboard on the landing space. To the front of the home is an impressive lounge with a set of French doors leading onto a wonderful balcony with views towards the neighbouring parkland. On the first floor is the fantastic, recently fitted dining kitchen. Offering a range of tasteful wall and base units, a built-in dining area and appliances including a double oven, gas hob, extractor, fridge, freezer and a dishwasher. To the second floor is a superb primary bedroom with a built-in wardrobe and a three piece en-suite shower room. There is also a further double bedroom on this floor which could be returned to two smaller rooms, if five bedrooms were needed. This level also offers a three piece family bathroom. Finally the top floor of the home has another large bedroom with an en-suite shower room and the fourth bedroom boasts a large storage cupboard. As expected with any modern build there is also gas central heating and double glazing throughout.

Outside the home is the fabulous west facing rear garden perfect for the afternoon and evening sun in the summer months. Offering a lawned area, a paved space, planted beds and a gravelled pathway. To the front is off street parking and access to the integral garage with an electric roller door, light and power.

A viewing is essential to appreciate both the space on offer inside the home and the level of finish.

The property is connected to a mains gas supply, a main electricity supply and mains water is supplied by Yorkshire Water. The broadband types available in the area are standard, superfast and ultrafast. Mobile availability at the property is covered by all four major suppliers. Please either check the Ofcom website or contact the office for specific details and suppliers available, for both broadband and mobile. There is also a community charge of £200 per annum.

Entrance Hall

Entrance door, storage cupboard with central heating boiler, utility with sink and space for both washing machine and dryer, two radiators and stairs leading to first floor.

Garden Room

9'7" x 15'1" (2.92m x 4.6m) Bay window to rear elevation with French doors leading to rear garden and radiator.

First Floor Landing

Stairs leading to second floor, cupboard with hot water tank and separate W.C. with sink.

Lounge

13'7" x 15'1" (4.14m x 4.6m) Window to front elevation, radiator and French doors leading to balcony with views over neighbouring parkland.

Dining Kitchen

11' x 15'1" (3.35m x 4.6m) Wall and base units, work surfaces, sink, built-in double oven, gas hob, extractor, fridge, freezer, dishwasher, window to rear elevation, radiator and French door with Juliet style balcony.

Second Floor Landing

Stairs leading to third floor.

Bedroom 1

12'7" x 15'1" (3.84m x 4.6m) Window to front elevation, radiator and French doors with Juliet style balcony.

En-Suite

Three piece suite with shower cubicle, sink, W.C. and heated towel rail.

Bedroom 3

11'1" x 15'1" (3.38m x 4.6m) Windows to rear elevation and two radiators.

Bathroom

Three piece suite with bath, sink, W.C. and heated towel rail.

Third Floor Landing

Bedroom 2

10'2" x 15'1" (3.1m x 4.6m) Two skylight windows and radiator.

En-Suite

Three piece suite with shower cubicle, sink, W.C. and heated towel rail.

Bedroom 4

8'7" x 9'7" (2.62m x 2.92m) Two skylight windows, radiator and storage cupboard.

Exterior

Lawned west facing rear garden with paved area, planted beds and gravelled path. Off street parking to front and access to garage with electric roller door, light and power.

Material Information

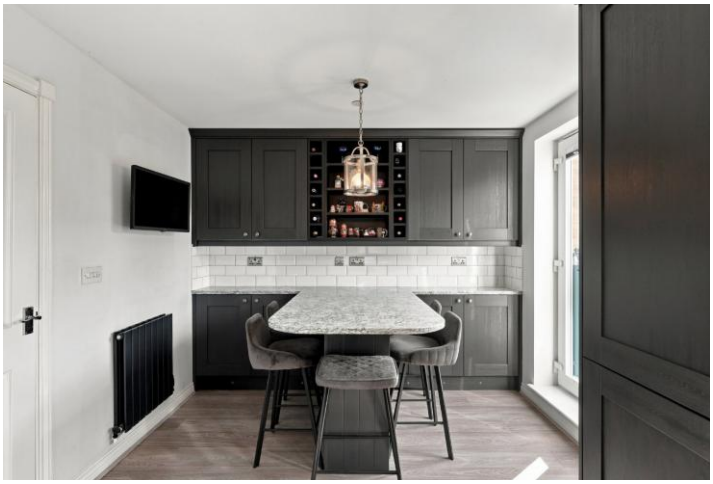
Freehold.

Council tax band E.

Community charge of £200 per annum.





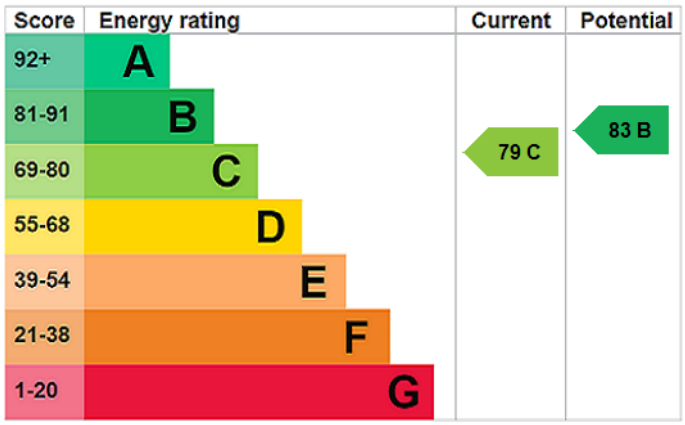


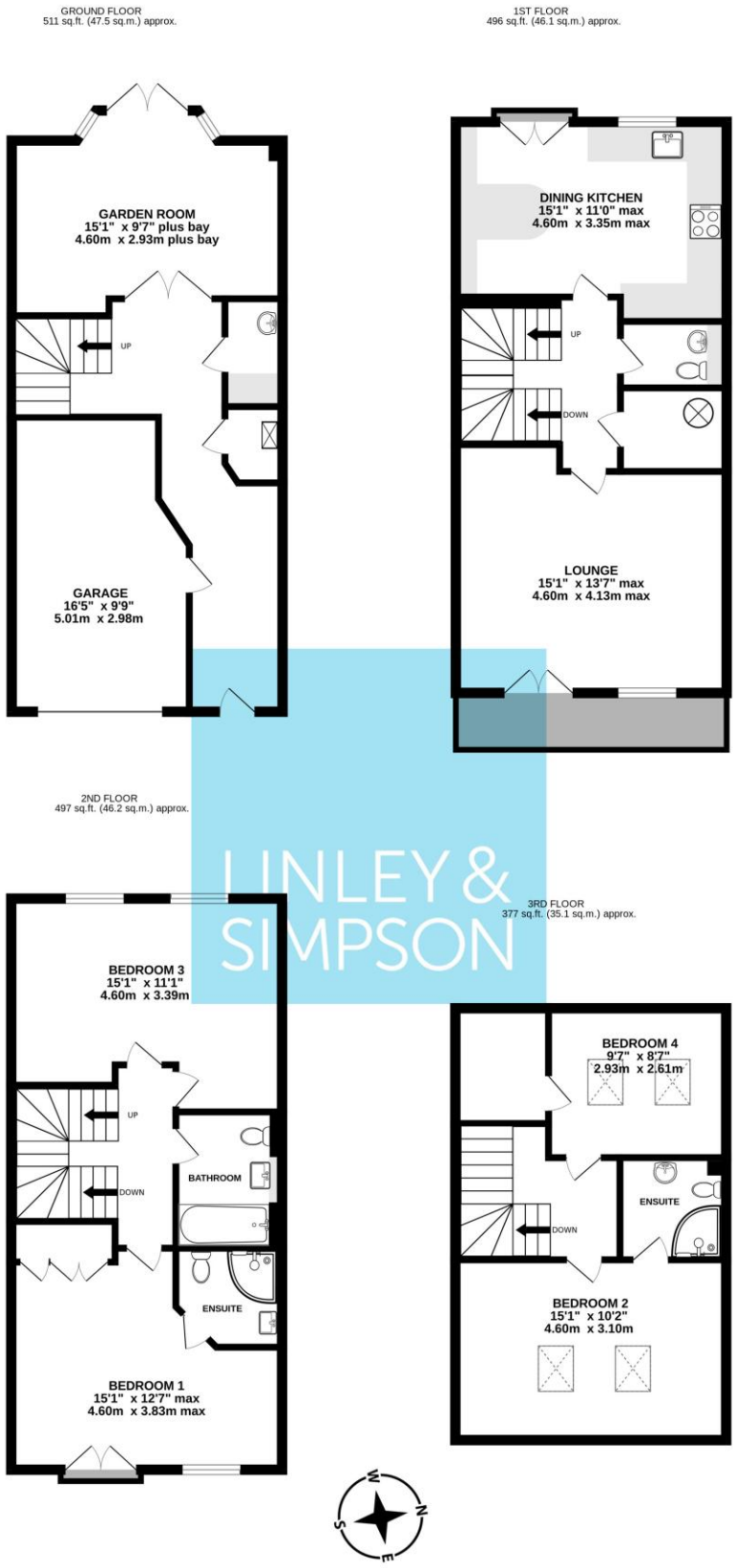









Score
Energy rating
Current
Potential
92+
A
81-91
B
69-80
C
55-68
D
39-54
E
21-38
F
1-20
G
79 C
83 B



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TOTAL FLOOR AREA : 1882 sq.ft. (174.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate 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 or efficiency can be given.
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AGENTS NOTE:

We may refer you to recommended providers of ancillary services such as Conveyancing, Mortgages, Insurance and Surveying. We may receive a referral fee for recommending their services. You are not under any obligation to use the services of the recommended provider.

Floorplan and measurements – All measurements are approximate and not to scale. For Illustrative purposes only.