



THE SQUARE, DRINGHOUSES
GUIDE PRICE £850,000

Carter Jonas

THE SQUARE, DRINGHOUSES

A Beautiful Five Bedroom Family Home in One of York's Most Desirable Locations

Tucked away within the highly sought-after area of Dringhouses, this impressive five-bedroom townhouse offers over 2,000 sq ft of beautifully arranged living space, making it an ideal home for growing families, professionals and those seeking flexible accommodation close to York city centre.

Spread across four spacious floors, the property combines generous reception rooms, versatile bedroom accommodation and excellent practical features, all within easy reach of outstanding local amenities, schools and transport links.

Flexible family living throughout the ground floor features a welcoming entrance hall, a useful utility room, WC, integral garage and a delightful garden room which could be utilised as a second lounge, playroom, home office, gym or entertaining space depending on your family's needs.

The Heart of the property is a superb open-plan kitchen and dining room, providing the perfect space for family meals, entertaining friends or simply enjoying day-to-day living. With ample room for both cooking and dining, this sociable space is designed to bring everyone together.

The elegant sitting room occupies the first floor and enjoys an abundance of natural light, with doors opening onto a private balcony, creating a wonderful space to unwind and enjoy a morning coffee or evening drink.

Across the upper floors are five well-proportioned bedrooms, offering flexibility for larger families, visiting guests or those working from home. The spacious principal bedroom provides a relaxing retreat with a superb shower room which has been upgraded by the present vendors while the additional bedrooms ensure everyone has their own comfortable space.

The property is served by both a family bathroom, second separate bathroom and an additional shower room, making busy family mornings that little bit easier.

The home benefits from an integral garage providing secure parking and storage, while the balcony and garden room help create a seamless connection between indoor and outdoor living.

There is also a beautiful communal garden area, where the local residents meet annually and gives the occupants an additional space to enjoy.

Dringhouses is consistently regarded as one of York's most desirable places to live, offering the perfect balance between city convenience and suburban tranquillity.

The area is particularly popular with families thanks to its excellent local schools, abundance of green open spaces and strong sense of community. Residents enjoy easy access to York Racecourse and the Knavesmire, while everyday amenities, independent shops, cafés and supermarkets are all close at hand.

York city centre is just a short journey away, offering world-class historic attractions, restaurants, cultural venues and excellent rail connections to London, Leeds, Manchester and Edinburgh. For commuters, the nearby A64 and outer ring road provide superb access to the wider region.

TENURE Freehold

LOCAL AUTHORITY North Yorkshire

EPC BAND C

OCCUPYING A DESIRABLE POSITION WITHIN THE EVER-POPULAR DRINGHOUSES AREA OF YORK, THIS SUBSTANTIAL FIVE-BEDROOM DETACHED HOME OFFERS OVER 1,550 SQ FT OF VERSATILE LIVING ACCOMMODATION.







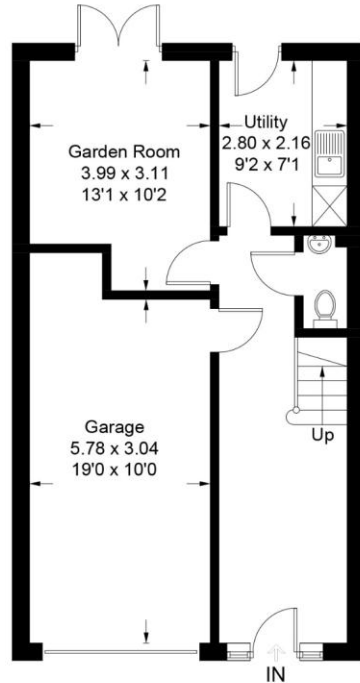
The Square, Dringhouses, York, YO24

Main House = 192.2 sq m / 2069 sq ft

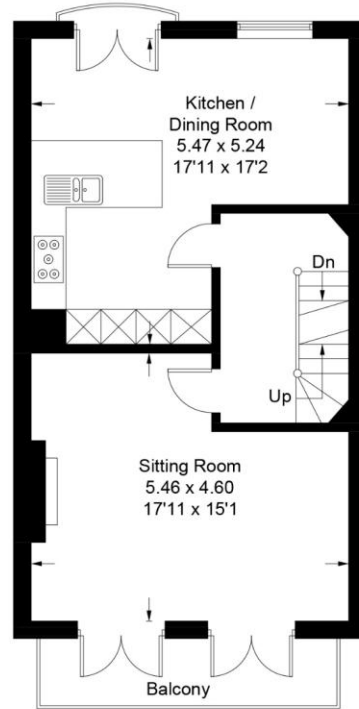
Limited Use Area = 1.6 sq m / 17 sq ft

Garage = 19.3 sq m / 208 sq ft

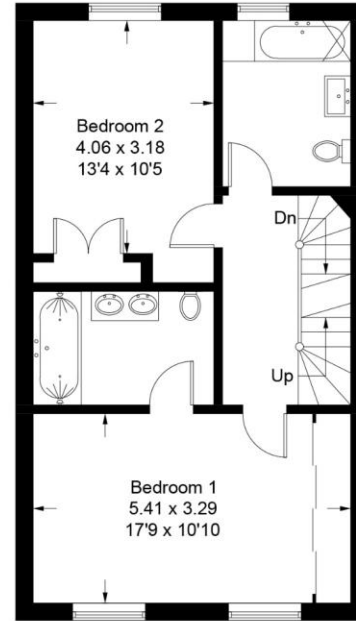
Total = 213.1 sq m / 2294 sq ft



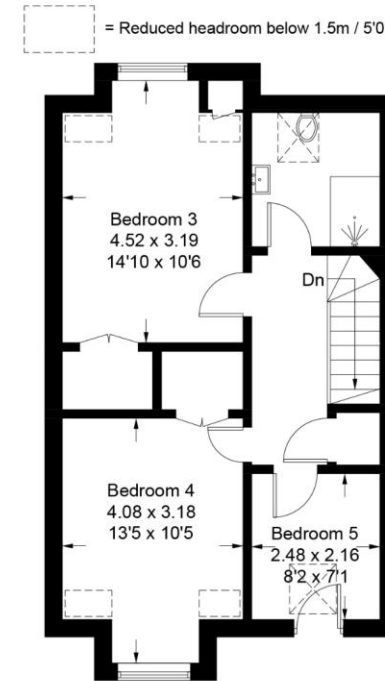
Ground Floor



First Floor



Second Floor



Third Floor

illustration for identification purposes only. measurements are approximate, not to scale
Pursuant to RICS Property Measurement 2nd Edition
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	78 C	69 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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