

Royal Chase, York

£475,000

Stephensons
estate agents & chartered surveyors

Royal Chase, York YO24 1LN

Est. 1871

£475,000

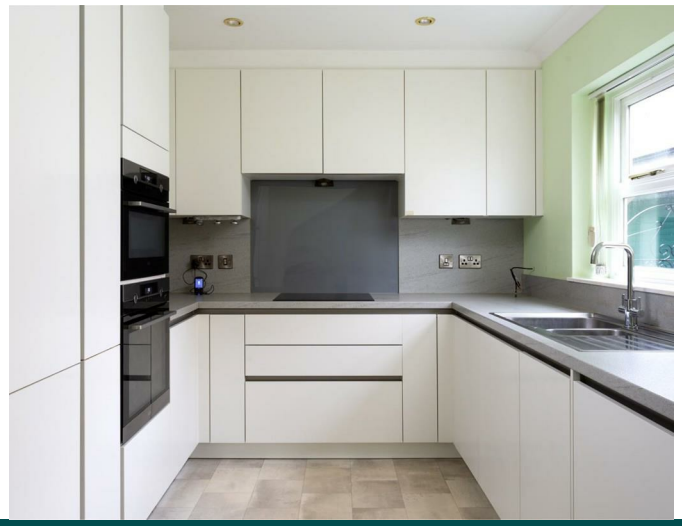
Within walking distance to the famous York racecourse and Knavesmire, located just off of the sought-after Tadcaster Road, this double-fronted detached home is offered to market with no onward chain.

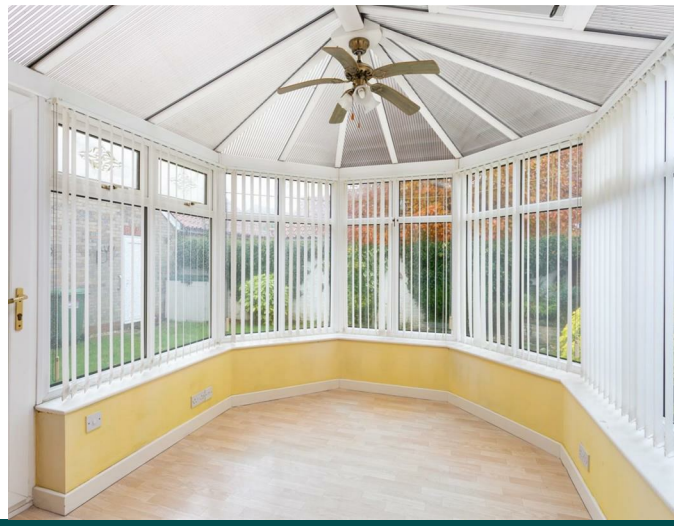
In the ever-popular residential area of Dringhouses, this home offers a little over 1000 square feet of accommodation. Whilst requiring the need for some refurbishment, several rooms have been completed to a modern standard, making this a unique opportunity for those wanting to put their own stamp on a detached home in this exceptional area of York.

Via the front entrance, the hallway branches off into all the main reception areas. The formal sitting room is the full length of the property, with dual aspect windows looking over the front approach, and a clever uPVC conservatory extension sitting off the rear, enjoying a view over the rear garden. The kitchen is modern in design with plentiful worktop space and wall and base units, integrated appliances and a rear door opening out onto the garden. A separate dining room runs adjacent to the kitchen, sitting to the front aspect.

A staircase through the hallway flows onto the first floor accommodation. The principal bedroom is well-proportioned with double built-in wardrobes, and a contemporary three-piece suite with walk-in shower with tiled splashbacks, wash hand basin with vanity unit and W.C. The secondary bedroom







Tenure: Freehold
EPC Rating: TBC
Council Tax: F - City of York
Current Planning Permission: No current valid planning permissions.

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sits to the rear with a window looking out to the side aspect, and built-in storage. The third bedroom looks over the front with a built-in wardrobe. The main bathroom is a traditional three-piece suite with bathtub, wash hand basin and W.C.

Externally, there is a driveway to the side for two vehicles, plus a single garage for parking or further storage. The rear garden is predominantly laid to lawn with fenced and brick-walled borders.

Royal Chase is ideally positioned for access to a range of everyday conveniences, including local shops, supermarkets, cafés and recreational facilities. The area is particularly popular with families thanks to its proximity to well-regarded schools, while York city centre is easily accessible, offering an extensive selection of independent boutiques, restaurants, historic attractions and leisure facilities. For commuters, the property is conveniently located for access to the A64, providing links to the wider motorway network, while York railway station offers regular services to major destinations including Leeds and London.

In accordance with Anti-Money Laundering Regulations, we are required to carry out identity and anti-money laundering checks on all purchasers. A non-refundable fee of £30 + VAT (£36 including VAT) per purchaser is payable for these checks. The fee must be paid before we can issue a Memorandum of Sale to the solicitors and is non-refundable should the purchase subsequently not proceed.

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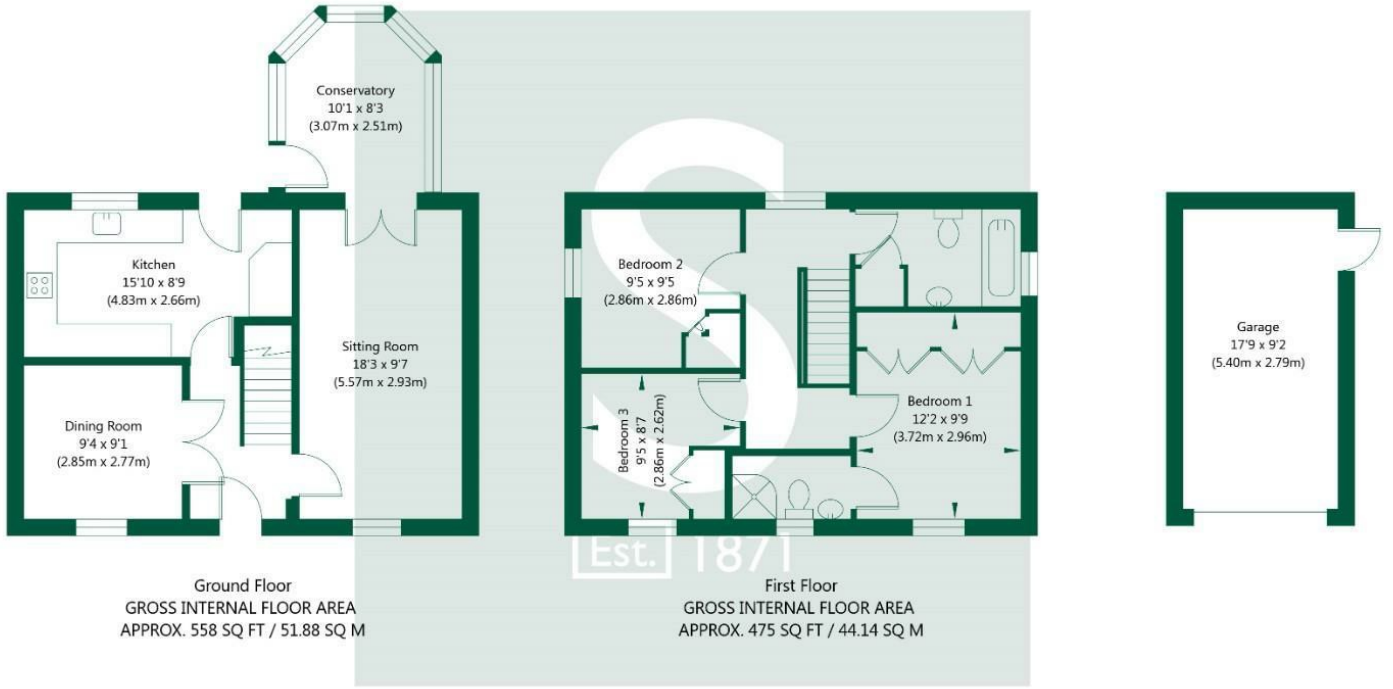

Ground Floor
GROSS INTERNAL FLOOR AREA
APPROX. 558 SQ FT / 51.88 SQ M

First Floor
GROSS INTERNAL FLOOR AREA
APPROX. 475 SQ FT / 44.14 SQ M

NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 1033 SQ FT / 96.02 SQ M - (Excluding Garage)
All measurements and fixtures including doors and windows are approximate and should be independently verified.
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