



WISHART
ESTATE AGENTS

39 Scholars Court
Principal Rise
Dringhouses
York
YO24 1UB
£156,500

- Modern first floor apartment
- Two bedrooms
- Large reception room with Juliette balcony
- Well presented
- Bike store and communal gardens
- Easy access to A64 and city centre
- Highly sought after location
- Good local amenities



A well-presented, modern, first floor apartment located in the highly sought after Tadcaster Road development offering spacious internal accommodation, secure bike store and easy access to major road networks and public transport routes.

This modern apartment, built as part of the highly regarded Revival development in 2012, is situated within the rear block within Scholars Court, tucked neatly away from the main road, with communal gardens and ample off street parking. The property still benefits from some of its Buildmark cover, via NHBC, and is well

maintained and presented throughout with modern and stylish fixtures and fittings.

Accessed via a secure door to the rear of the building, from the car park, the property is situated on the first floor through a further fire door. The common areas of hallways and stair cases are well maintained throughout.

As like many in the development, the entrance hall is spacious and allows for additional storage furniture as well as a storage cupboard, which also houses the water tank. The hallway features timber

effect laminate flooring, perfect for this high traffic area of the home.

Accessed at the head of the hallway, the spacious lounge is well-proportioned allowing for plenty of space for furniture. French doors open out to a Juliette balcony which allows for plenty of light to flood the space, and would be a nice feature in the warmer seasons.

Tucked away from the lounge, the modern kitchen features a range of cream wall and base units with contrasting timber affect worktops over, providing a surprising

amount of storage space. Integral appliances include an AEG oven with hob and extractor over. Space is provided for a free standing fridge freezer, washing machine and dishwasher.

Bedroom one is a generous double providing ample space for furniture and benefits from fitted wardrobes. A good sized uPVC window overlooks the side aspect of the apartment block. Bedroom two could also accommodate a double bed and, again, features a window overlooking the side aspect and allowing for plenty of light to flood the space.

The partially tiled bathroom comprises a three piece white suite, including low level WC, wash hand basin and bath with shower over. A heated towel rail is a nice addition and an extractor fan provides for ventilation.

The apartment benefits from access to the secure, communal, bike store and from the communal use of the parkland area to the rear of the development. Scholars Court is ideally placed for easy access to the A64, York's outer ring road and the city centre.

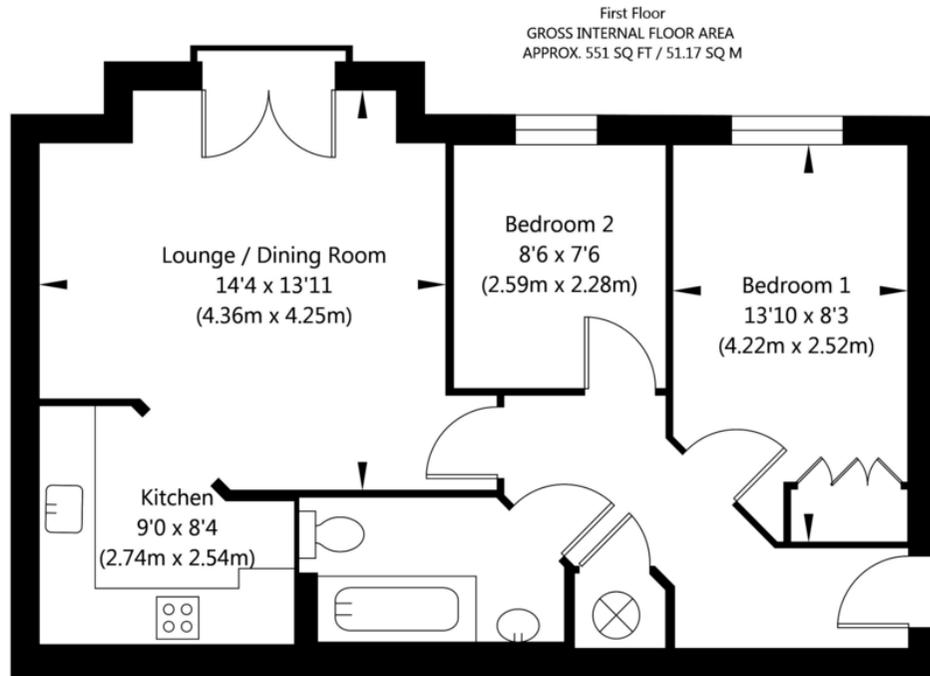
There is superb public transport facilities and a major supermarket just a short walk away.

Leasehold Information:

Years remaining on lease: 118 years
Annual ground rent: £150 per annum
Annual service charge: £638 per annum
Management Company: Premier Property Management
Greenbelt: £113 per annum

Please be aware this property does not have an allocated parking space.





COUNCIL TAX BAND

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TENURE

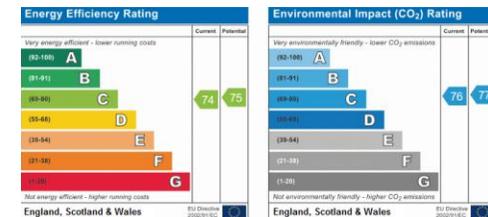
Freehold

LOCAL AUTHORITY

York City Council

DIRECTIONS

Leaving York City Centre, Head south-west on Lendal Bridge/Station Road/A1036 towards Rougier St/B1227. Turn left onto Station Rd/A1036, Continue to follow A1036, turn right onto Blossom St/A1036. Continue to follow A1036, onto Tadcaster Road, via The Mount passing Racecourse on your left hand side. Continue past the Fox and Roman public house and a parade of shops to the right hand side. Continue to the round about with Tesco Supermarket and take the first left hand side to Principle Rise. The first right hand turn will lead you to the parking area for the apartments, with number 39 on the left hand side of the car park.



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

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