9 Escrick Park Gardens, Escrick, York YO19 6LZ



\*\*\* VIEWING HIGHLY RECOMMENDED \*\*\* A beautifully presented DETACHED FAMILY HOME, set within landscaped gardens, situated within the highly sought after village of Escrick.

- Two Reception Rooms
- Immaculate Dining Kitchen
- Utility and Ground Floor WC
- Spacious Garden Room/Office/Living room
- Office/Study
- Master Bedroom Suite
- Three Further Bedrooms & House
  Bathroom
- Extensive Lawned Gardens and Patios
- Double Garage & Driveway
- Village Location

## Guide Price £700,000

## **Tenure: Freehold**

Council Tax Band: F



Total area: approx. 214.9 sq. metres (2313.3 sq. feet) For Illustrative Purposes Only - not to scale Plan produced using PlanUp.







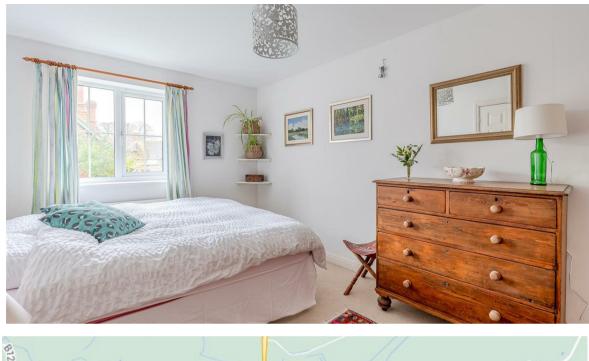








	Current Potential
ery energy efficient - lower running costs	
(92 plus) A	
(81-91) B	70
(69-80) C	73
(55-68) D	61
(39-54)	
(21-38)	
(1-20)	G
Not energy efficient - higher running costs	





## IMPORTANT NOTICE

**HUDSON** 

MOODY

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 We have not tested any services, appliances, equipment or facilities and nothing in these particulars should be deemed to be a statement that they are in good working order, or that the property is in good structural condition or otherwise.
 Any areas, measurements, floor plans or distances referred to are given as a guide only and are not precise.
 Purchasers must satisfy themselves by inspection or by otherwise regarding the items mentioned above and as to the correctness of each of the statements contained in these particulars.
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