



## Lawley Gardens, Escrick, York Price Guide £410,000

A modern 3 bedroom semi detached property, spread over 3 floors, with off street parking and single garage. Situated in the extremely popular village location of Escrick with great links to York, Selby and further afield.





The property is situated on a private blocked paved road and is accessed via a panelled uPVC front door into an entrance hall with ground floor wc and stairs to first floor. The entrance hall opens through into a large kitchen living area, with ample room for both sitting area and dining room. The kitchen itself boasts a range of wall and base units, integrated washing machine, fridge, slimline dishwasher and oven with 4 ringed electric hob.



To the rear elevation of the property can be found the large sitting and dining areas with wooden double glazed windows and patio doors allowing plenty of natural light into the room.



To the first floor are two bedrooms and two bathrooms. The master bedroom is a well proportioned double bedroom to the rear elevation with walk-in wardrobe leading through to an en-suite shower room. The shower room briefly comprises of a walk-in waterfall shower, pedestal wash basin, low flush wc and a heated towel rail. Bedroom two is a smaller double room to the front elevation of the property. The house bathroom is part tiled and boasts a modern three piece suite comprising of a panelled bath with waterfall shower over, pedestal wash basin, low flush wc and heated towel rail.



To the second floor is another spacious double bedroom and a smaller room that could potentially be used as a home office.



To the outside the property benefits from off street parking for 1-2 cars and an attached single garage. There is also front and rear gardens which are mainly laid to lawn with a pleasant patio area to the rear accessed via the patio doors in the living area.

Crucially this property is being sold with no onward chain.

Lawley Gardens, Escrick, York, YO19 6TF



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
APPROXIMATE GROSS INTERNAL FLOOR AREA 1140 SQ FT / 105.96 SQ M - (Excluding Garage)  
All measurements and fixtures including doors and windows are approximate and should be independently verified.  
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**Stephensons**

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