



Northlands Close, Escrick, York £625,000

A wonderful detached family home occupying a substantial corner plot position in this highly sought-after village location which is crucially offered for sale with no forward chain.



Location

Escrick is a highly sought-after village positioned equidistant between York and Selby. The village has a range of amenities including a local petrol station and convenience store, restaurants, hotel and gym/spa. Additionally, the village benefits from a popular local primary school and falls within the catchment area for the highly regarded Fulford Secondary School.

Accommodation

Northlands Close is a quiet cul-de-sac accessed off Wenlock Drive and White Lodge sits on a brilliant corner plot. The property is entered via a timber door into the central hall which benefits from a convenient WC and has a useful understairs storage cupboard.



The principal reception room is spacious in size and dual aspect in design with a large uPVC window to the front elevation and French doors to the rear allowing light to flow into the room. There is also an electric fireplace which acts as the focal point of the room.

The kitchen is open plan in design with a range of base and wall storage units. There are a number of integrated appliances including electric oven, microwave, 4 ring electric hob, dishwasher and fridge/freezer as well as space for a washing machine. The kitchen has timber effect laminate preparation surfaces which incorporate a sink with drying area and also has a separate dining area with space for a freestanding table.



Accessed off the kitchen is the rear entrance porch and the boiler room housing the oil fired boiler.

To the first floor are four well-proportioned bedrooms and the house bathroom. Bedroom 1 is a good-sized double with ensuite shower room including corner shower cubicle, low flush WC, wash hand basin with mixer tap and heated towel rail. Bedroom 2 is a spacious double with stunning views across the fields to the rear and has a convenient wash hand basin and large fitted wardrobes.



The house bathroom comprises a three-piece suite including bathtub with shower over, low flush WC, wash hand basin and heated towel rail.

To the outside the property has a deceptively large garden to the rear which has been beautifully maintained with a mixture of flowerbeds, trees and shrubbery. There are substantial lawned areas and fantastic field views beyond. There is also a timber summerhouse and greenhouse.

The property also has a detached garage with electric door, power connected and a mezzanine floor within offering ample amounts of storage. There is also plenty of off-street parking to the front of the property.

It is therefore as agents that we strongly recommend a full inspection to truly appreciate what this property has to offer.

Services

We understand that the property has mains water, drainage and electric. There is an oil fired central heating system.



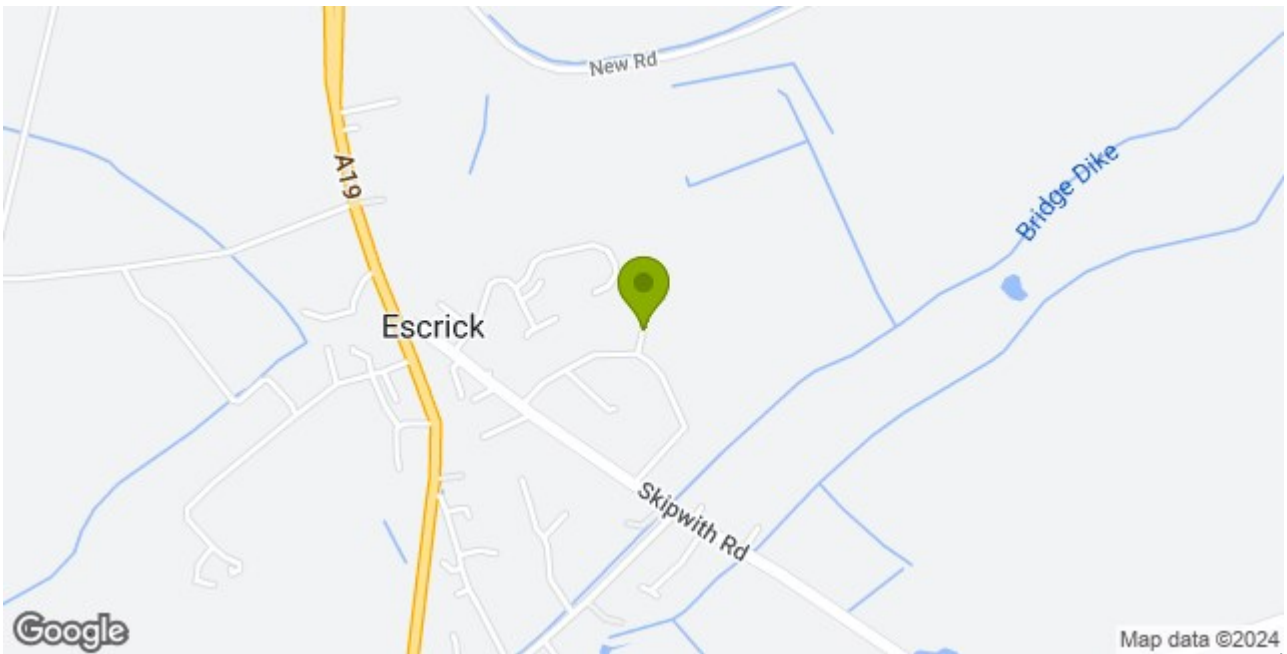
Northlands Close, Escrick, York, YO19 6JD



Est. 1871



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 1566 SQ FT / 145.47 SQ M - (Excluding Garage & Mezzanine)
 All measurements and fixtures including doors and windows are approximate and should be independently verified.
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N Lawrence

