



## Dower Chase, Escrick, York Asking Price £495,000

\*\*\*\* NO ONWARD CHAIN \*\*\*\*

An ideal opportunity for young and mature families to acquire this detached house, set within one of York's most sought after village locations, which benefits from a private rear garden and vacant possession.





### Accommodation

Escrick remains one of York's most sought after village locations giving its proximity to the A64 York to Leeds Road as well as the fact that it falls within the catchment area for Fulford Secondary School. The property has a highly regarded doctors surgery and excellent primary school, both within short walking distance.

The property is entered at the front into a reception hall having a uPVC framed double glazed front door with adjoining casement window. There is a staircase leading to the first floor accommodation with spindle balustrade handrail. The hall also benefits from a radiator.

Crucially, there is a downstairs cloakroom having a low flush w/c, hand wash basin with tiled splashbacks, a single radiator and cove cornices.

The principal reception room is a spacious lounge having a fitted electric fire set on a marble hearth with Adam style surround and mantle. The lounge includes two radiators, television aerial point, cove cornices and a bay window to the front elevation.

There is a separate dining room with uPVC framed double glazed rear entrance door that leads out on to the gardens beyond. The dining room also has a serving hatch, single radiator, and cove cornices.

The kitchen is located at the rear of the house and has a range of built in base units to two sides with laminated worktops and inset stainless steel sink unit. There is an additional range of matching high level storage cupboards to the side elevation with tiled splashbacks. The kitchen includes an electric point for cooking in addition to a recess which provides ample space for a free standing fridge freezer unit. There is a single radiator, cove cornices and vinyl flooring.

The utility room is located off the kitchen and has twin double fronted cloak cupboards with matching overhead storage. There is a further fitted worktop with stainless steel sink unit and recess which provides space for an automatic washing machine. The utility room has vinyl flooring, tile splashbacks and a uPVC framed double glazed side entrance door.



To the first floor are four bedrooms: the main bedroom of which has a range of built in wardrobes with inset wash hand basin in addition to a set of matching draws, double radiator, and cove cornices.

Bedroom two has both a double and single fronted wardrobe with matching chest of drawers and work top.

Bedroom three also has a double fronted wardrobe with dressing table recess and draws.

Bedrooms two, three and four all benefit from cove cornices and radiators.

The internal accommodation is completed by a family bathroom which has a low flush w/c, pedestal hand wash basin and inset panel bath with wall mounted shower attachment and full height tile splashbacks. There is a shaving socket, cove cornices, loft hatch, mounted towel rail and radiator.



### To The Outside

The property is accessed directly off Dower Chase onto a block paved front driveway which provides off street parking for two motor vehicles and which in turn gives access to the double garage which has a remote activated garage door and is equipped with electric light and power. The garage houses the oil fired central heating boiler.

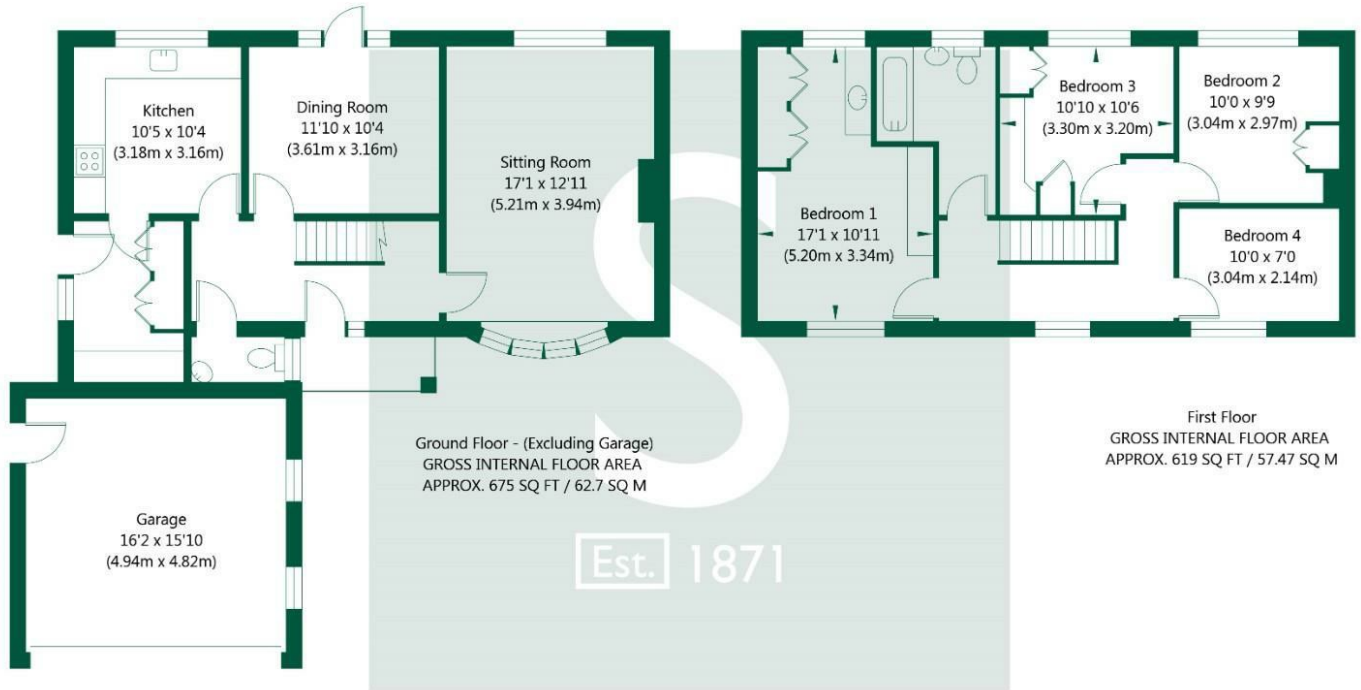
Directly to the front of the property is a covered storm porch which steps out onto a block paved front pathway and lawned front garden beyond with herbaceous side and front borders. A flagged pathway leads down either side of the property and gives access into the rear garden beyond.

Running full width across the rear elevation is a flagged patio which provides ample space for freestanding garden furniture. The patio steps up onto a shaped rectangular rear garden which is centrally laid to lawn with surrounding herbaceous borders.

An early inspection is strongly recommended.



Dower Chase, Escrick, York, YO19 6JF



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
APPROXIMATE GROSS INTERNAL FLOOR AREA 1294 SQ FT / 120.17 SQ M - (Excluding Garage)  
All measurements and fixtures including doors and windows are approximate and should be independently verified.  
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