



## Woodlands, Escrick, York £675,000

A substantial detached family home situated in this highly sought-after village location falling within the catchment area of both Escrick Primary School & Fulford Secondary School.



## Accommodation

A timber door to the front elevation leads into the central entrance hall which offers access to the downstairs living accommodation and has stairs leading up to the first floor.

The sitting room is spacious in size with a large bay window to the front elevation allowing light to flow into the room. There is an open fireplace with marble hearth and timber surround which acts as the focal point of the room.

A door from the sitting room leads through into the dining room which is again of a generous size and has sliding doors leading into the conservatory.

The kitchen has a bespoke fitted kitchen with oak base and wall storage units with laminate preparation surfaces incorporating a 1 1/2 stainless steel sink with drying area. There is a central island offering additional storage as well as a number of integrated appliances including oven/grill, AEG hob and NEFF dishwasher. The kitchen also has a useful pantry cupboard with space for a freestanding fridge/freezer.

The utility room has additional storage units and a further sink as well as space for washing provisions. There is an access door leading into the garage and a stable door to the side elevation.

A convenient study/home office and downstairs WC complete the ground floor living accommodation.



To the first floor are four well-proportioned double bedrooms and the house bathroom.

Bedroom one is a spacious double with fitted wardrobes and shares an ensuite 'jack and jill' shower room with bedroom three.

Bedroom two again has fitted wardrobes and a good sized ensuite shower room.

The house bathroom is generously sized with part-tiled walls and comprises a four piece suite including shower cubicle, bathtub, WC and wash hand basin.



To the outside the property has substantial gardens to the front and rear. The rear garden is predominately laid to lawn with a flagged patio area and mature trees and herbaceous borders. There is also greenhouse and log store as well as a gate to the rear of the garden leading on to Carr Lane.

To the front of the property is ample off-street parking and access to the property's double garage with electric door and power/lighting within.

It is therefore, as agents, that we strongly recommend an internal inspection to truly appreciate what this property has to offer.

## Location

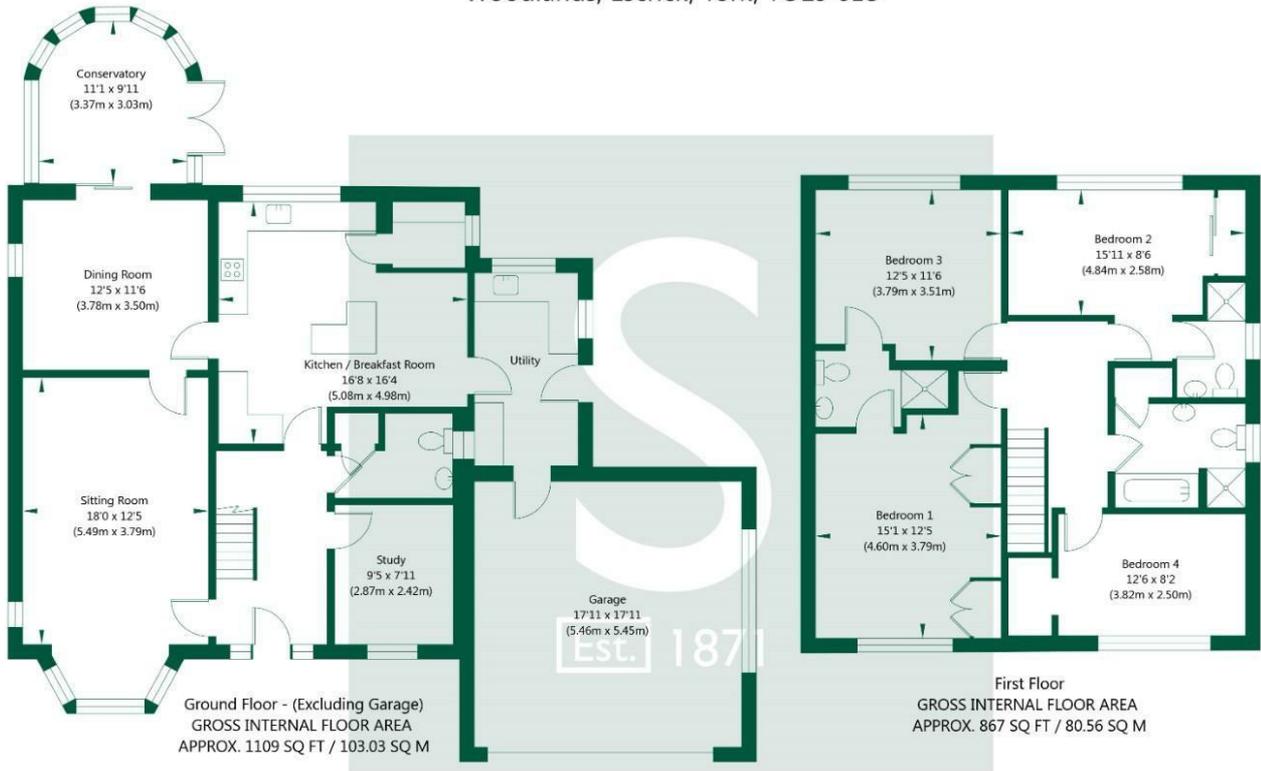
Escrick is a highly sought-after village positioned equidistant between York and Selby. The village has a range of amenities including a local petrol station and convenience store, restaurants, hotel and gym/spa. Additionally, the village benefits from a popular local primary school and falls within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

## Services

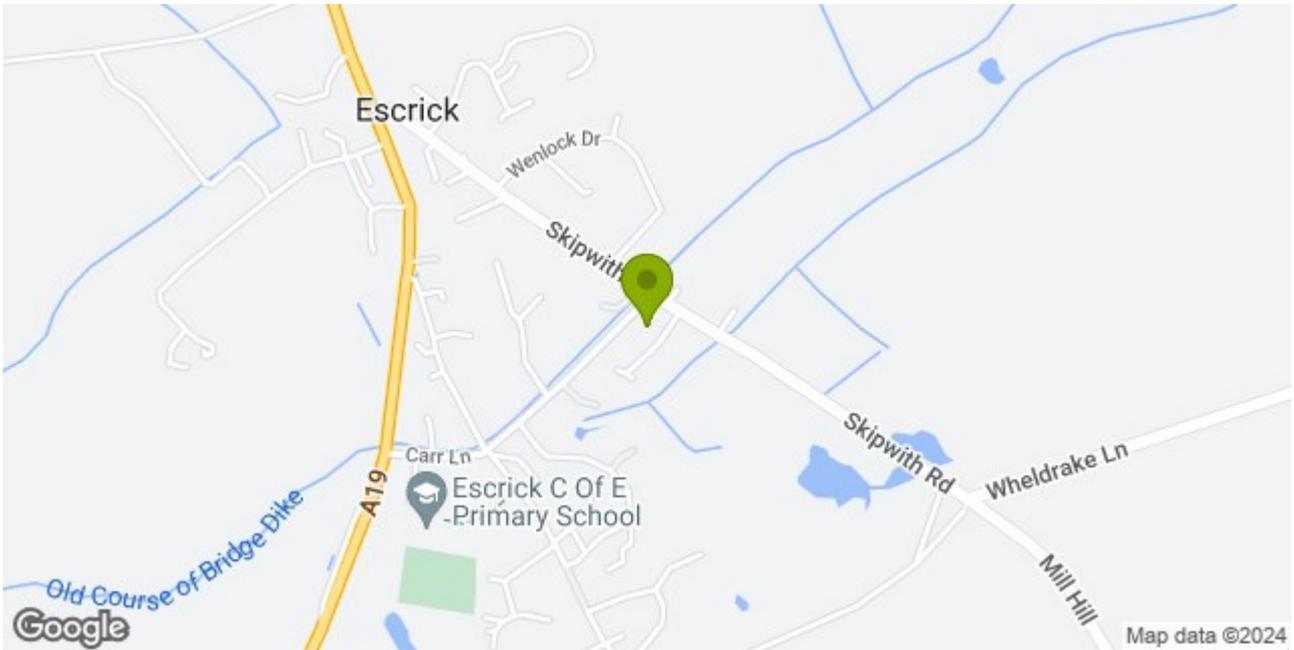
We believe the property has mains water, drainage and electric. The property is served by oil fired central heating.



Woodlands, Escrick, York, YO19 6LU



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
 APPROXIMATE GROSS INTERNAL FLOOR AREA 1976 SQ FT / 183.59 SQ M - (Excluding Garage)  
 All Measurements and fixtures including doors and windows are approximate and should be independently verified.  
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